



United States
of America

Congressional Record

PROCEEDINGS AND DEBATES OF THE 114th CONGRESS, SECOND SESSION

Vol. 162

WASHINGTON, MONDAY, SEPTEMBER 19, 2016

No. 141

House of Representatives

The House met at 2 p.m. and was called to order by the Speaker pro tempore (Mr. HOLDING).

DESIGNATION OF THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore laid before the House the following communication from the Speaker:

WASHINGTON, DC,
September 19, 2016.

I hereby appoint the Honorable GEORGE HOLDING to act as Speaker pro tempore on this day.

PAUL D. RYAN,
Speaker of the House of Representatives.

PRAYER

Reverend Michael Wilker, Church of the Reformation, Washington, D.C., offered the following prayer:

God of earth and air, water and fire, height and depth, we pray for those who work in danger, who rush in to bring hope and help and comfort when others flee to safety, whose mission is to seek and save, serve and protect, and whose presence embodies the protection of the Good Shepherd.

Thank you for the first responders in each community including the United States Capitol Police. Give them caution and concern for one another, so that in safety they may do what must be done under Your watchful eye.

Support them in their courage and dedication that they may continue to save lives, ease pain, and mend the torn fabric of lives and social order.

In the spirit of justice, love, and humility we pray.

Amen.

THE JOURNAL

The SPEAKER pro tempore. The Chair has examined the Journal of the last day's proceedings and announces to the House his approval thereof.

Pursuant to clause 1, rule I, the Journal stands approved.

PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. The Chair will lead the House in the Pledge of Allegiance.

The SPEAKER pro tempore led the Pledge of Allegiance as follows:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,

Washington, DC, September 14, 2016.

Hon. PAUL RYAN,
*Speaker of the House, House of Representatives,
The Capitol, Washington, DC.*

DEAR MR. SPEAKER: On September 14, 2016, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 20 resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. Of the 20 resolutions considered, the four construction projects include federal court-houses consistent with existing funding, and the 16 lease prospectuses include significant reductions of leased space. In total, these resolutions represent \$154 million in avoided lease costs and offsets.

I have enclosed copies of the resolutions adopted by the Committee on Transpor-

tation and Infrastructure on September 14, 2016.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

LEASE—INTERNAL REVENUE SERVICE, AUSTIN, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 219,000 rentable square feet of space for the Department of the Treasury, Internal Revenue Service National Office currently located at 1821 Director's Boulevard in Austin, Texas at a proposed total annual cost of \$8,103,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 190 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 190 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives

□ This symbol represents the time of day during the House proceedings, e.g., □ 1407 is 2:07 p.m.

Matter set in this typeface indicates words inserted or appended, rather than spoken, by a Member of the House on the floor.



Printed on recycled paper.

H5527

prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any

other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
AUSTIN, TX**

Prospectus Number: PTX-01-AU17
Congressional District: 35

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 219,000 rentable square feet (RSF) of space for the Department of the Treasury - Internal Revenue Service (IRS) National Office, currently located in leased space at 1821 Director's Boulevard in Austin, TX.

The lease will provide continued housing for IRS and will improve office and overall space utilization rates (UR) from 129 to 125 usable square feet (USF) per person and from 197 to 190 USF per person, respectively.

Description

Occupant:	Internal Revenue Service
Current Rentable Square Feet (RSF)	206,000 (Current RSF/USF = 1.08)
Estimated Maximum RSF:	219,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	197
Estimated Usable Square Feet/Person:	190
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	4/30/18
Delineated Area:	Delineated area bounded by: North - E. Ben White Blvd South - E. William Cannon Dr. to McKinney Falls Pkwy to State Hwy 183 East - Hwy 183 West - I-35
Number of Official Parking Spaces:	0
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$37.00/RSF
Estimated Total Annual Cost ² :	\$8,103,000

¹ This estimate is for fiscal year 2017 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
AUSTIN, TX**

Prospectus Number: PTX-01-AU17
Congressional District: 35

Current Total Annual Cost:	\$4,422,000 (Lease effective 5/01/2008)
----------------------------	--

Acquisition Strategy

In order to maximize the flexibility in acquiring space to house IRS, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Justification

The IRS has a long-term need for space in southeast Austin to meet the agency mission of providing toll-free tax assistance, collection services, and post-processing compliance examinations of individual tax returns, and has a need to remain near the main IRS Submission Processing Campus and other nearby IRS facilities located in Austin.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSAPBS

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
AUSTIN, TX**

Prospectus Number: PTX-01-AU17
Congressional District: 35

Interim Leasing


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

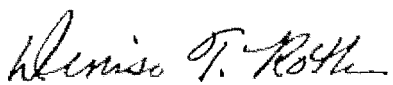
The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 25, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

August 2015

**Housing Plan
Internal Revenue Service**

PTX-01-AU17
Austin, TX

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1821 Director's Blvd			160,349		30,352	190,701						
Estimated/Proposed Lease									160,349		30,352	190,701
Total	969	969	160,349	-	30,352	190,701	1,002	1,002	160,349		30,352	190,701

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	129	125

UR=average amount of office space per person

Current UR excludes 35,277 usf of office support space

Proposed UR excludes 35,277 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	197	190

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	190,701	1.08	206,000
Estimated/Proposed	190,701	1.15	219,000

Special Space	USF
Conference/Training	11,695
Food Service	6,953
Storage/Mail Room/Copier	5,603
ADP	3,097
Reception/Lobby/Security	2,116
Health Unit	578
Credit Union	310
Total	30,352

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

This facility houses employees that work in two or more shifts. The current and proposed population reflects the maximum employees in any one shift. A total of 1342 employees are currently assigned to this location.

COMMITTEE RESOLUTION

LEASE—INTERNAL REVENUE SERVICE, FRESNO,
CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 196,000 rentable square feet of space, including 800 parking spaces, for the Department of the Treasury, Internal Revenue Service currently located at 855 M Street and 1325 Broadway Street in Fresno, California at a proposed total annual cost of \$6,860,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 129 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included the prospectus that would result in an overall utilization rate of 129 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
FRESNO, CA**

Prospectus Number: PCA-01-FR17
Congressional District: 16

Executive Summary

The U.S. General Services Administration (GSA) proposes a lease for approximately 196,000 rentable square feet (RSF) of space to house support activities for the Department of the Treasury - Internal Revenue Service (IRS), Compliance Services and Identity Theft Divisions, currently located at 855 M Street and 1325 Broadway Street in Fresno, CA.

The proposed lease will enable the IRS to provide continued housing, as well as provide more modern, streamlined, and efficient operations for these divisions. It will improve space utilization, as the office utilization rate will improve from 89 to 70 usable square feet (USF) per person, and the overall utilization rate from 164 to 129 USF per person, resulting in the IRS being housed in approximately 34,422 RSF less space than it has at the current locations to be replaced. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$8,064,770 per year.

Description

Occupant:	Internal Revenue Service
Current Rentable Square Feet (RSF)	230,422 (Current RSF/USF = 1.06)
Estimated Maximum RSF:	196,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	34,422 (Reduction)
Current Usable Square Feet/Person:	164
Estimated Usable Square Feet/Person:	129
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Lease:	11/30/2018 and 10/03/2018
Delineated Area:	City of Fresno CBA –
	North: Divisadero Street
	South: Highway CA-41
	East: R Street
	West: H Street to Stanislaus Street to
	Highway CA-99
Number of Parking Spaces ¹ :	800
Scoring:	Operating lease
Estimated Rental Rate ² :	\$35.00 / RSF

¹The parking requirement includes 799 parking spaces for IRS employees due to shift work at this location.

²This estimate is for fiscal year 2017 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement

GSAPBS

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
FRESNO, CA**

Prospectus Number: PCA-01-FR17
Congressional District: 16

Estimated Total Annual Cost ³ :	\$6,860,000
Current Total Annual Cost:	\$8,372,946 (Leases effective 12/01/2003 and 10/04/2003)

Justification

The proposed lease will house the Compliance Services Division and the recently created Identity Theft Division whose functions include Automated Underreporting and the Automated Collection System (ACS) Call Site. The new Identity Theft Division will benefit from the co-location of meeting, training and support services used to support the IRS's critical annual processing and enforcement efforts. Consistent with the goals of IRS's Fresno Campus Master Plan, this consolidation allows the IRS to operate efficiently, have space flexibility that will accommodate its changing operational needs, optimize use of space, and reduce the overall cost of operations.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
INTERNAL REVENUE SERVICE
FRESNO, CA**

Prospectus Number: PCA-01-FR17
Congressional District: 16

Certification of Need


The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 29, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

November 2015

**Housing Plan
Internal Revenue Service**

**PCA-01-FR17
Fresno, CA**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1325 Broadway	1,078	1,078	118,868	-	52,340	171,208						
855 M Street	393	393	31,925		14,246	46,171						
Estimated/Proposed Lease							1,326	1,326	118,239	-	52,761	171,000
Total	1,326	1,326	150,793	-	66,586	217,379	1,326	1,326	118,239	-	52,761	171,000

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	89	70

UR=average amount of office space per person

Current UR excludes 33,174 usf of office support space

Proposed UR excludes 26,013 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	164	129

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	217,379	1.06	230,422
Estimated/Proposed	171,000	1.15	196,000

Special Space	USF
Break Rooms	3,200
Storage	10,240
File Room	11,760
Conference / Training Rooms	18,977
Health Unit	766
Cafeteria	4,218
Telephone Closets/Room	3,600
Total	52,761

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

This facility houses employees that work in two or more shifts. The current and proposed population reflects the maximum employees in any one shift. A total of 1471 employees are currently assigned to this location.

COMMITTEE RESOLUTION

LEASE—U.S. INTERNATIONAL TRADE
COMMISSION, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 207,000 rentable square feet of space, including 2 official parking spaces, for the U.S. International Trade Commission currently located at 500 E Street, SW in Washington, D.C. at a proposed total annual cost of \$9,315,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 343 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 343 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number PDC-03-WA16

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 207,000 rentable square feet (rsf) for the U.S. International Trade Commission (ITC), currently located at 500 E Street, SW, Washington, DC.

The lease will provide continued housing for ITC and will maintain its existing office utilization rate of 157 usable square feet per person and an overall utilization rate of 343 square feet per person.

Description

Occupant:	U.S. International Trade Commission
Current Rentable Square Feet (RSF)	207,000 (Current RSF/USF = 1.17)
Estimated Maximum RSF:	207,000 (Proposed RSF/USF = 1.17)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	343
Estimated Usable Square Feet/Person:	343
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	8/10/2017
Delineated Area:	Washington, DC bounded by - North: L Street, NW over to Massachusetts Avenue, NW over to North Capitol Street South: Southwest Freeway East: North and South Capitol Streets West: 15 th Street, SW/NW
Number of Official Parking Spaces:	2
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$45.00/ RSF
Estimated Total Annual Cost ² :	\$9,315,000
Current Total Annual Cost:	\$8,750,447 (Lease effective 8/09/1997)

¹ This estimate is for fiscal year 2017 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA**PBS**

**PROSPECTUS – LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number PDC-03-WA16

Background

ITC is an independent, quasi-judicial Federal agency with broad investigative responsibilities on matters of trade. The agency investigates the effects of dumped and subsidized imports on domestic industries and conducts global safeguard investigations. The Commission also adjudicates cases involving imports that infringe on intellectual property rights. Through such proceedings, the agency facilitates a rules-based international trading system. ITC also serves as a Federal resource where trade data and other trade policy-related information is gathered and analyzed. The information and analysis is provided to the President, the Office of the United States Trade Representative (USTR) and Congress to facilitate the development of sound and informed U.S. trade policy. ITC makes most of its information and analysis available to the public to promote understanding of international trade issues.

Justification

ITC is currently housed at 500 E Street, SW, in Washington, DC. The current lease expires on August 10, 2017, and ITC requires continued housing for 517 personnel currently working in this location to carry out its mission. The current lease includes a Public Courtroom Complex including a Main Hearing Room and three courtrooms. This Complex provides the necessary space for hearing claims of unfair trade from domestic industries and adjudicating patent infringement and intellectual property claims brought by intellectual property owners.

GSA will consider whether ITC's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of the real and personal property needed for ITC to accomplish its mission. The future lease will maintain ITC's existing office and overall utilization rates.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSAPBS

**PROSPECTUS – LEASE
U.S. INTERNATIONAL TRADE COMMISSION
WASHINGTON, DC**

Prospectus Number PDC-03-WA16

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 20, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

February 2016

**Housing Plan
International Trade Commission**

PDC-03-WA16
Washington, DC

Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
500 E Street, SW	517	517	104,318	2,911	70,315	177,544						
Estimated/Proposed Lease							517	517	104,318	2,911	70,315	177,544
Total	517	517	104,318	2,911	70,315	177,544	517	517	104,318	2,911	70,315	177,544

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	157	157

UR = average amount of office space per person

Current UR excludes 22,392 usf of office support space

Proposed UR excludes 18,260 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	343	343

R/U Factor ⁴	Total USF	RSF/USF	Max. RSF
Current	177,544	1.17	207,000
Estimated/Proposed	177,544	1.17	207,000

NOTES:¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.² Calculation excludes Judiciary, Congress and agencies with less than 10 people³ USF/Person = Excludes 23,288 usf Courtroom Complex⁴ R/U Factor = Max RSF divided by total USF

Special Space	USF
Active Record Management	3,177
ADP/Computer Room	3,734
Training Rooms	1,008
Conference Rooms	10,929
Public Courtrooms	23,288
Food Service	1,648
Law Libraries	12,670
Locker Room	746
Mail Room	1,056
SCIF	3,931
Coat Closet	220
Lactation Room	150
Union Office	753
Print Shop/Copy Room	7,005
Total	70,315

COMMITTEE RESOLUTION

NEW U.S. COURTHOUSE, DES MOINES, IOWA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design and construction of a new courthouse of approximately 229,000 gross square feet, including approximately 42 parking spaces, in Des Moines, Iowa at a site cost of \$6,000,000, a design cost of \$9,571,000, a total estimated con-

struction cost of \$114,969,000, and total management and inspection cost of \$6,062,000 at a total estimated project cost of \$136,602,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than nine courtrooms, including three for District Judges, two for Senior District Judges, two for Magistrate Judges and two for Bankruptcy Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA**

Prospectus Number: PIA-CTC-DM16

Congressional District: 03

FY 2016 Project Summary

The U.S. General Services Administration (GSA) proposes the acquisition of a site and the design and construction of a new U.S. Courthouse of approximately 229,000 gross square feet (GSF), including 42 inside parking spaces, in Des Moines, IA. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies and the site will accommodate the anticipated 30-year needs of the court. The Judiciary's Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Des Moines, IA.

FY 2016 House and Senate Committee Approval Requested

(Site, Design, Construction, Management & Inspection).....\$136,602,000

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Site, Design, Construction, Management & Inspection).....\$136,602,000

Overview of Project

The courts and related agencies currently occupy space in the existing historic U.S. Courthouse in downtown Des Moines and in an adjacent leased Courthouse Annex. The new courthouse will consolidate all of the district court and court-related space into one facility, with the exception of the U.S. Department of Justice—Office of the U.S. Attorney, which will remain in leased space. The new courthouse will provide 9 courtrooms and 13 chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The site for the new courthouse is still to be determined.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA**

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

Site Information

To Be Acquired.....3-5 acres

Building Area¹

Gross square feet (excluding inside parking)..... 210,000 GSF
Gross square feet (including inside parking) 229,000 GSF
Inside parking spaces 42

Estimated Project Budget

Estimated Site\$6,000,000
Estimated Design\$9,571,000
Estimated Construction Cost (ECC) (\$502/GSF, including inside parking) ..\$114,969,000
Estimated Management and Inspection (M&I).....\$6,062,000
Estimated Total Project Cost (ETPC)*..... \$136,602,000²

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

Schedule

	Start	End
Design and Construction	FY 2016	FY 2022

Tenant Agencies

U.S. District Court, U.S. Court of Appeals, U.S. Probation Office, U.S. Pretrial Services, U.S. Bankruptcy Court, U.S. Department of Justice–Marshals Service, trial preparation space for both the Federal Public Defender and the Office of the U.S. Attorney, and GSA.

¹ Square footages and number of parking spaces are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

² As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ from what is represented in this prospectus by the various subcomponents.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA**

Prospectus Number: PIA-CTC-DM16

Congressional District: 03

Justification

The existing U.S. Courthouse, constructed in 1929, does not meet the U.S. Courts Design Guide standards, does not provide for future expansion, and lacks adequate security. The existing prisoner sallyport and secured elevator provide access to only half of the courtrooms. Due to lack of available space in the U.S. Courthouse, several court functions and court-related agencies currently occupy space in the leased Courthouse Annex. The District court and Bankruptcy court operations are split between the two buildings, also causing a split of U.S. Marshals Service operations. In addition, secured parking is only available in the leased Courthouse Annex, across a parking lot from the U.S. Courthouse.

The new courthouse will allow for co-location of court operations, separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations. Relocation of agencies from leased space to the new courthouse will result in savings of approximately \$1,795,000 in future annual lease payments to the private sector.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	3	3	3	3
- Senior	1	5	2	4
-Visiting				1
Bankruptcy	2*	2*	2	2
Magistrate	2	2**	2	2**
Court of Appeals	0	1*	0	1
Total:	8	13	9	13

*The Court of Appeals and Bankruptcy judges are currently in the leased Courthouse Annex.

**In addition to the active Magistrate judges, a recalled Magistrate judge shares a courtroom and chambers.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA**

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Future of Existing Federal Building³

The Federal tenancy in Des Moines does not support the need for two courthouses; therefore, GSA will explore alternatives associated with the disposal of the existing courthouse. Some of these alternatives include donation or exchange.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
114-113*	2016	\$136,602,000	Site, Design, ECC, M&I
Appropriations to Date		\$136,602,000	

*Public Law 114-113 funded \$947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Des Moines is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Des Moines is \$136,602,000.

Prior Committee Approvals

Prior Committee Approvals			
NONE			

³ This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses (GAO-14-48).

GSA**PBS**

**PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA**

Prospectus Number: PIA-CTC-DM16

Congressional District: 03

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
114-113*	2016	\$136,602,000	Site, Design, ECC, M&I
Appropriations to Date		\$136,602,000	

*Public Law 114-113 funded \$947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Des Moines is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Des Moines is \$136,602,000.

Prior Committee Approvals

Prior Committee Approvals			
NONE			

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA**

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on JUN 16 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

May 2016

**Housing Plan
New U.S. Courthouse**

PIA-CTC-DM16
Des Moines, Iowa

H5550

CONGRESSIONAL RECORD — HOUSE

September 19, 2016

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Government Owned Locations												
New U.S. Courthouse												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	21	21	3,174	1,578	37,636	42,388
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	8	8	482	554	9,831	10,867
U.S. Bankruptcy - Clerk	-	-	-	-	-	-	26	26	5,831	3,056	1,112	9,999
Circuit Libraries	-	-	-	-	-	-	2	2	663	461	4,463	5,587
U.S. District Court - Grand Jury	-	-	-	-	-	-	-	-	961	-	472	1,433
U.S. District Court - Magistrate	-	-	-	-	-	-	8	8	891	554	10,386	11,831
U.S. District Court - Clerk	-	-	-	-	-	-	39	39	12,478	3,677	4,291	20,446
U.S. Probation Office / U.S. Pretrial Services Office	-	-	-	-	-	-	53	53	11,262	1,137	1,358	13,757
DOJ - U.S. Marshals Service	-	-	-	-	-	-	46	46	5,789	1,594	9,902	17,285
U.S. Court of Appeals	-	-	-	-	-	-	6	6	-	121	2,361	2,482
Court of Appeals - Central Legal Staff	-	-	-	-	-	-	1	1	759	156	494	1,409
GSA Public Buildings Service, Field Offices	-	-	-	-	-	-	2	2	220	-	-	220
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	-	-	1,500	-	-	1,500
Joint Use	-	-	-	-	-	-	-	-	-	-	880	880
Subtotal	-	-	-	-	-	-	212	212	44,460	12,888	83,186	140,534
Des Moines U.S. Courthouse, 123 East Walnut												
U.S. District Court (courtrooms/chambers)	19	19	4,401	-	20,623	25,024	-	-	-	-	-	-
U.S. District Court - Clerk	34	34	9,138	1061	1644	11,843	-	-	-	-	-	-
U.S. District Court - Magistrate	8	8	104	-	4,389	4,493	-	-	-	-	-	-
DOJ - U.S. Marshals Service	19	19	4,786	695	5,849	11,330	-	-	-	-	-	-
DOJ - Office of the U.S. Attorney	-	-	1,374	-	-	1,374	-	-	-	-	-	-
Federal Public Defender	-	-	526	-	-	526	-	-	-	-	-	-
Subtotal	80	80	20,329	1,756	32,505	54,590	-	-	-	-	-	-
Lease Locations												
New Lease												
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	53	53	25,159	-	-	25,159
Subtotal	-	-	-	-	-	-	53	53	25,159	-	-	25,159
Courthouse Annex												
DOJ - Office of the U.S. Attorney	53	53	25,159	-	-	25,159	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	8	8	11,780	-	-	11,780	-	-	-	-	-	-
U.S. Bankruptcy - Clerk	26	26	15,520	-	-	15,520	-	-	-	-	-	-
Circuit Libraries	2	2	7,940	-	-	7,940	-	-	-	-	-	-
U.S. Court of Appeals	6	6	3,605	-	-	3,605	-	-	-	-	-	-
U.S. Probation Office / U.S. Pretrial Services	49	49	9,766	-	-	9,766	-	-	-	-	-	-
U.S. District Court - Clerk	2	2	866	-	-	866	-	-	-	-	-	-
DOJ - U.S. Marshals Service	22	22	8,548	-	-	8,548	-	-	-	-	-	-
Subtotal	168	168	83,184	-	-	83,184	-	-	-	-	-	-
Total	248	248	103,513	1,756	32,505	137,774	265	265	69,619	12,888	83,186	165,693

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

Special Space	USF
Holding Cells	5,040
Saltport	2,535
Physical Fitness	1,560
Restrooms	3,144
Conference Rooms	7,687
ADP	1,050
Courtrooms	31,674
Judicial Chambers	22,927
Food Service	2,225
Mail Room	1,012
Library	4,332
Total	83,186

COMMITTEE RESOLUTION

NEW U.S. COURTHOUSE, HARRISBURG, PA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design and construction of a new courthouse of approximately 243,000 gross square feet, including approximately 43 parking spaces, in Harrisburg, Pennsylvania at an additional design cost of \$5,336,000, a total estimated construction cost of \$155,353,000, and total esti-

mated management and inspection cost of \$7,755,000 at a total additional authorization of \$168,444,000 for a total estimated project cost, including prior authorizations, of \$194,444,000, for which a prospectus is attached to and included in this resolution. This resolution amends prior authorizations of July 24, 2002 and July 23, 2003.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements

adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than eight courtrooms, including three for District Judges, two for Senior District Judges, two for Magistrate Judges and one for Bankruptcy Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
HARRISBURG, PA**

Prospectus Number: PPA-CTC-HA16
Congressional District: 04

FY 2016 Project Summary

The General Services Administration (GSA) requests additional design funds in advance of construction of a new U.S. Courthouse of approximately 243,000 gross square feet (gsf), including 43 inside parking spaces, in Harrisburg, PA. The courthouse project that GSA proposes will construct a courthouse to meet the 10-year space needs of the court and court-related agencies, and the site will accommodate the anticipated 30-year needs of the court. The Judiciary’s Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Harrisburg, PA.

FY 2016 House and Senate Committee Approval Requested

(Additional Design, Management and Inspection, Construction).....\$168,444,000¹

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Additional Design, Construction).....\$29,510,000

Overview of Project

The courts and related agencies currently occupy space in the existing Ronald Reagan Federal Building in downtown Harrisburg. The new courthouse will provide 8 courtrooms and 11 chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The site for the new courthouse is at Sixth and Reily Streets in the Midtown section of Harrisburg. Several parcels of the proposed site have already been purchased with prior funding.

¹ The estimated total project cost of \$194,444,000 includes \$26,000,000 funded in FY 2004 and additional design = \$5,336,000; a portion of the necessary construction = \$24,174,000 funded in FY 2016. The balance of the construction funding and management and inspection will be requested in a future fiscal year.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
HARRISBURG, PA**

Prospectus Number: PPA-CTC-HA16
Congressional District: 04

Site Information

Acquired..... Approximately 2.15 acres
To Be Acquired Approximately 1.85 acres

Building Area²

Gross square feet (excluding inside parking)..... 224,000 gsf
Gross square feet (including inside parking) 243,000 gsf
Inside parking spaces 43

Estimated Project Budget

Site (FY 2004).....\$20,000,000
Design (FY 2004)\$6,000,000
Additional Design (FY 2016)\$5,336,000
Estimated Construction Cost (ECC) (\$502/gsf including inside parking)\$155,353,000
Estimated Management and Inspection (M&I).....\$7,755,000
Estimated Total Project Cost (ETPC)*.....\$194,444,000³

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

² Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

³ GSA requests approval for an estimated total project cost. The subtotals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ than what is represented in this prospectus by the various subcomponents.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
HARRISBURG, PA**

Prospectus Number: PPA-CTC-HA16
Congressional District: 04

<u>Schedule</u>	Start*	End
Design	FY 2016	FY 2018
Construction	TBD	TBD

*Design began in 2010 and proceeded to concepts. Design will restart upon approval of this prospectus.

Tenant Agencies

District Court, Court of Appeals, Probation Office, Bankruptcy Court, Department of Justice – Marshals Service, Department of Justice – Office of the U.S. Attorney, trial preparation space for the Federal Public Defender, and GSA.

Justification

The existing U.S. Courthouse, constructed in 1966, does not meet the United States Courts Design Guide standards, and lacks adequate security. The existing building configuration cannot provide secure travel for judges without traveling into common hallways. Due to lack of suitable expansion space in the Federal building, several courtrooms have been constructed with columns within the courtrooms, which blocks views of portions of some courtrooms.

The new courthouse will provide for a single location of court operations and separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations.

GSA**PBS**

**PROSPECTUS
NEW U.S. COURTHOUSE
HARRISBURG, PA**

Prospectus Number: PPA-CTC-HA16

Congressional District: 04

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
-Active	2	3	3	3
-Visiting	0	0	0	1
-Senior	2	2	2	4
Magistrate	1	2	2	2
Bankruptcy	1	1	1	1
Total:	6	8	8	11

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Future of Existing Federal Building⁴

The existing Ronald Reagan Federal Building will be transferred out of the federally owned inventory upon occupancy of the new courthouse. GSA intends to proceed with established disposal processes to transfer the property after the remaining Federal tenants are relocated from the building into leased space.

⁴ This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses (GAO-14-48).

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
HARRISBURG, PA**

Prospectus Number: PPA-CTC-HA16
Congressional District: 04

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
108-199	2004	\$26,000,000	Site, Design
114-113*	2016	\$29,510,000	Additional Design, Construction
Appropriations to Date		\$55,510,000	

*Public Law 114-113 funded \$947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities (CPP) list, of which partial funding for Harrisburg is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 allocation for Harrisburg is \$29,510,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Proposed Project
House T&I	7/24/2002	\$18,677,000	Site and Design for 227,136 gsf; 35 inside parking spaces
Senate EPW	9/26/2002	\$18,677,000	Site and Design for 227,136 gsf; 35 inside parking spaces
House T&I	7/23/2003	\$7,005,000	Additional Site and Design for 262,970 gsf; 40 inside parking spaces
Senate EPW	6/23/2004	\$7,005,000	Additional Site and Design for 262,970 gsf; 40 inside parking spaces
House Approvals to Date		\$25,682,000	
Senate Approvals to Date		\$25,682,000	

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
HARRISBURG, PA**


Prospectus Number: PPA-CTC-HA16
Congressional District: 04

Certification of Need

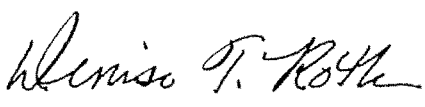
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

**Housing Plan
New U.S. Courthouse**

PPA-CTC-HA16
Harrisburg, PA

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
New U.S. Courthouse												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	13	13	3,773	-	42,374	46,147
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	2	2	422	-	4,831	5,253
U.S. Bankruptcy - Clerk	-	-	-	-	-	-	16	16	7,426	-	-	7,426
Circuit Libraries	-	-	-	-	-	-	2	2	-	-	5,503	5,503
U.S. District Court - Grand Jury	-	-	-	-	-	-	-	-	-	-	1,433	1,433
U.S. District Court - Magistrate	-	-	-	-	-	-	4	4	2,168	-	9,663	11,831
U.S. District Court - Clerk	-	-	-	-	-	-	24	24	17,622	-	-	17,622
U.S. Probation Office	-	-	-	-	-	-	25	25	7,468	-	-	7,468
DOJ - U.S. Marshals Service	-	-	-	-	-	-	52	52	10,205	-	5,809	16,014
GSA Public Buildings Service, Field Offices	-	-	-	-	-	-	10	10	2,624	-	-	2,624
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	50	50	17,100	-	-	17,100
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of U.S. Trustees	-	-	-	-	-	-	10	10	5,869	-	-	5,869
Joint Use	-	-	-	-	-	-	-	-	-	-	5,002	5,002
Subtotal	-	-	-	-	-	-	208	208	75,127	-	74,615	149,742
Ronald Reagan Federal Building												
U.S. District Court (courtrooms/chambers)	13	13	4,001	-	30,044	34,045	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	2	2	585	-	4,616	5,201	-	-	-	-	-	-
U.S. Bankruptcy - Clerk	15	15	5,800	-	1,131	6,931	-	-	-	-	-	-
Circuit Libraries	2	2	3,639	-	-	3,639	-	-	-	-	-	-
U.S. District Court - Grand Jury	-	-	817	-	1,352	2,169	-	-	-	-	-	-
U.S. District Court - Magistrate	4	4	654	-	4,566	5,220	-	-	-	-	-	-
U.S. District Court - Clerk	24	24	7,972	-	797	8,769	-	-	-	-	-	-
U.S. Probation Office	25	25	7,984	-	913	8,897	-	-	-	-	-	-
DOJ - U.S. Marshals Service	50	50	8,292	-	4,465	12,757	-	-	-	-	-	-
GSA Public Buildings Service, Field Offices	10	10	2,345	2,617	331	5,293	-	-	-	-	-	-
DOJ - Office of the U.S. Attorney	50	50	15,064	318	1,724	17,106	-	-	-	-	-	-
DOJ - Office of US Trustees	10	10	5,278	-	176	5,454	-	-	-	-	-	-
Other Federal Executive Agencies*	117	117	40,626	2,489	1,864	44,973	-	-	-	-	-	-
Joint Use	-	-	535	-	446	981	-	-	-	-	-	-
Vacant	-	-	334	179	-	513	-	-	-	-	-	-
Subtotal	322	322	103,920	5,603	52,425	161,948	-	-	-	-	-	-
New Lease*	-	-	-	-	-	-	117	117	-	-	-	TBD
Total	322	322	103,920	5,603	52,425	161,948	208	208	75,127	-	74,615	149,742

* GSA to work with Federal Executive agencies to define requirements

Special Space	USF
Holding Cells	2,415
Sallyport/Elevator	1,050
Restrooms	480
Mailroom	1,853
Detention/interview	2,344
Courtrooms	26,553
Judicial Chambers	31,068
Food Service/Vending	3,349
Library	5,503
Total	74,615

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

COMMITTEE RESOLUTION

NEW U.S. COURTHOUSE ANNEX ALTERATION—
TOMOCHICHI FEDERAL BUILDING & COURT-
HOUSE, SAVANNAH, GA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design and construction of an annex of approximately 46,000 gross square feet, including approximately 25 parking spaces, in Savannah, Georgia at a site and design cost of \$3,907,000, a total estimated construction cost of \$21,502,000, and total management and inspection cost of \$2,418,000 (minus prior authorizations of \$8,026,000) at a total addi-

tional authorization of \$19,801,000 for a total estimated project cost, including prior authorizations, of \$27,827,000 and the repair and alteration of the Tomochichi Federal Building and Courthouse located at 125 Bull Street in Savannah, Georgia, at a design cost of \$4,380,000, a total estimated construction cost of \$68,700,000, and total management and inspection cost of \$2,619,000 at a total estimated project cost of \$75,699,000, for which a prospectus is attached to and included in this resolution. This resolution amends prior authorizations of May 17, 1994, July 23, 2003, and November 5, 2009 and rescinds prior authorizations in the amount of \$51,254,000.

Provided, that the Administrator of General Services shall ensure that construction

of the new courthouse complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse annex and renovation of the existing courthouse, combined, contain no more than four courtrooms, including one for District Judges, one for Senior District Judges, one for Magistrate Judges and one for Bankruptcy Judges.

Provided further, that the design of the new courthouse annex shall not deviate from the U.S. Courts Design Guide.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

FY 2016 Project Summary

The General Services Administration (GSA) proposes design and construction of an annex of approximately 46,000 gross square feet, including 25 inside parking spaces, and repair and alteration of the Tomochichi Federal Building and Courthouse (FB-CT) at 125 Bull Street in Savannah, GA. The project will meet the 10-year space needs of the court and court-related agencies, and the structure/site will allow for expansion to meet the anticipated 30-year needs of the court. The Judiciary's Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Savannah, GA.

Through Public Law 111-117 (FY 2010), Congress appropriated \$7,900,000 for re-design of a new courthouse in Savannah to house the long-term needs of the U.S. District Court. GSA, in collaboration with the court, has determined that alteration of the Tomochichi FB-CT, in conjunction with the construction of a new courthouse annex, can meet the space requirements of the district and bankruptcy courts with the application of the Judiciary's courtroom sharing policies and allowing for the continued occupation of the historic Tomochichi FB-CT.

FY 2016 Committee Approval Requested

(Annex – Design, Construction, Management & Inspection)	\$19,801,000
(Tomochichi FB-CT- Design, Construction, Management & Inspection)	<u>\$75,699,000</u>
(Design, Construction, Management & Inspection)	\$95,500,000 ¹

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Design, Construction, Management & Inspection)	\$95,500,000
---	--------------

¹ Previous approvals for a courthouse project in Savannah included a different scope. Approval requested in this prospectus is for the new scope and funding including both construction of a new annex and renovation of the Tomochichi FB-CT.

GSA**PBS**

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

Overview of Project

The 1899 Tomochichi FB-CT building is listed in the National Register of Historic Places. The building consists of four courtrooms (two district, one magistrate, and one bankruptcy). The major tenants in the building are the U.S. District and Bankruptcy Courts. GSA will modernize the Tomochichi FB-CT in conjunction with the construction of a new courthouse annex to meet the Judiciary's current and anticipated long-term needs in Savannah.

The proposed project includes demolishing two federally owned buildings in GSA's portfolio (Juliette Gordon Low Federal Buildings A & B), which are located on a site adjacent to the Tomochichi FB-CT, and new construction of the courthouse annex on the site of the demolished buildings. The new courthouse annex will include space for one bankruptcy courtroom and chambers, a Bankruptcy Clerk, and the U.S. Probation Office.

Renovation of the Tomochichi FB-CT will include interior construction for buildout of tenant space for court and related agencies, and common area finishes. In addition, the renovation will address several critical building needs, focusing on replacement or refurbishment of the building's major systems, including: plumbing; electrical; heating, ventilating, and air conditioning (HVAC); elevator; and fire protection systems, which all require extensive replacement or refurbishment due to their age and lack of energy efficiency. The project will also offer the opportunity to prepare vacant space for backfill with agencies currently in leased locations.

The new courthouse annex and renovated Tomochichi FB-CT will together provide four courtrooms and five chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. When complete, the new annex and renovation of the Tomochichi FB-CT will provide for the 10-year space requirements, and the structures/site will allow for expansion to meet the anticipated 30-year needs of the U.S. District and Bankruptcy Courts in Savannah.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

Site Information

Government-Owned.....Approximately 1.4 acres

Annex Building Area²

Gross square footage (excluding inside parking) 35,000

Gross square footage (including inside parking) 46,000

Inside parking spaces25

Tomochichi FB-CT Building Area

Gross square footage128,061

Estimated Project BudgetSite Funding to Date

Site (FY 1995 & FY 1996)\$3,211,000

Reprogram (FY 2000).....(\$800,000)

Total Site Balance Remaining.....\$2,411,000

Design Funding to Date

Design (FY 1995 & FY 2010)\$10,286,000

Expended Design (\$4,671,000)

Total Design Balance Remaining\$5,615,000

Total Site and Design Balance Remaining.....\$8,026,000

Tomochichi FB-CT Estimated Project Cost

Estimated Design\$4,380,000

Estimated Construction Cost\$68,700,000

Estimated Management and Inspection\$2,619,000

Estimated Total Project Cost (Tomochichi FB-CT).....\$75,699,000

New Annex Estimated Project Cost

Estimated Site\$1,500,000

² Square footages and number of parking space are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

Estimated Design	\$2,407,000
Estimated Construction Cost (\$467/gsf, including inside parking)	\$21,502,000
Estimated Management and Inspection	\$2,418,000
Estimated Total Project Cost (New Annex)	\$27,827,000
Total Site and Design Funding Balance Remaining	(\$8,026,000)
FY 2016 Need (Annex)	\$19,801,000

Estimated Total Project Cost (ETPC)* \$108,197,000³

* Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction (Annex/R&A)	FY 2016	FY 2022

Tenant Agencies

U.S. District Court, U.S. Bankruptcy Court, U.S. Probation Office, U.S. Department of Justice – Marshals Service, trial preparation space for the U.S. Department of Justice – Office of the U.S. Attorney, and GSA.

Estimated Major Work Items (Tomochichi FB-CT)

Interior Construction	\$23,651,000
Superstructure/Exterior Construction	\$19,620,000
Plumbing Replacement	\$6,142,000
Electrical Replacement	\$5,545,000
HVAC Replacement	\$5,375,000
Elevator Replacement	\$4,065,000
Life Safety Upgrades	\$3,162,000
Site work	\$440,000
Demolition	\$550,000
Roof Replacement	\$150,000
Total ECC	\$68,700,000

³ ETPC = \$75,699,000 (Tomochichi FB-CT) + \$27,827,000 (Annex) + \$4,671,000 (Spent to Date). As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget that are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ from what is represented in this prospectus by the various subcomponents.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

Justification

The existing Tomochichi FB-CT is unable to meet the current and future requirements of the Judiciary. The current space and building infrastructure do not meet today's standards for security, operational functionality, accessibility, or environmental efficiency. The courthouse does not have secure circulation for judges or separate circulation for the public and prisoners. In addition, the building's systems are beyond their useful lives, do not comply with fire/life safety standards, and do not meet the Architectural Barriers Act Accessibility Standards.

Due to the age of the Tomochichi FB-CT, upgrades or replacement of major building systems, including plumbing, HVAC, electrical, and life safety, are needed to enable continued operation for the courts and to address energy efficiency. The addition of the annex will meet the long-term space needs of the courts, while also addressing the current security and circulation deficiencies.

Previously approved prospectuses for Savannah included construction of a larger new courthouse. Application of the Judiciary's courtroom sharing policies, limitation on the provision of space for projected judgeships, and continued use of the historic Tomochichi FB-CT, determined that the court's housing requirements can be accomplished in a smaller project. Together, the new annex and renovation of the Tomochichi FB-CT will improve security, create discrete circulation patterns, provide for future growth, and co-locate the court operations.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	2	1	1	1
- Senior	0	0	1	1
- Visiting	0	1	0	1
Magistrate	1	1	1	1
Bankruptcy	1*	1*	1*	1*
Total:	4	4	4	5

*In addition to the active Bankruptcy judge, a recalled Bankruptcy judge shares a courtroom and chambers.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
103-329	1995	\$3,000,000	Site
104-52	1996	\$2,597,000	Additional site and design
Reprogram	2000	(\$800,000)	Site
111-117	2010	\$7,900,000	Additional design
114-113*	2016	\$95,500,000	Design, ECC, M&I
Appropriations to Date		\$108,197,000	

*Public Law 114-113 funded \$947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Savannah is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Savannah is \$95,500,000.

GSA**PBS**

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Proposed Project
Senate EPW	10/30/1992	\$3,200,000	Site acquisition
House T&I	5/17/1994	\$5,315,000	Site acquisition & Design for 186,567 gsf; 100 inside parking spaces
Senate EPW	5/26/1994	\$5,315,000	Site acquisition & Design for 233,626 gsf; 100 inside parking spaces
Senate EPW	9/23/1998	\$46,462,000	Additional Design, construction, M&I for 168,306 gsf
House T&I	7/23/2003	\$50,736,000	Additional Design, construction, M&I for 166,955 gsf
Senate EPW	9/13/2006	\$1,299,000	Additional Design for 166,955 gsf
House T&I	11/5/2009	\$7,900,000	Additional Design for 184,955 gsf
House Approvals to Date		\$63,951,000	
Senate Approvals to Date		\$56,276,000	

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA**

Prospectus Number: PGA-CTC-SA16

Congressional District: 1

Certification of Need

The proposed project is the best solution to meet a validated Government need.

June 16, 2016

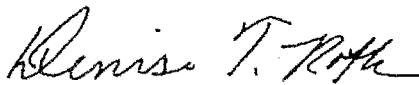
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

May 2016

Housing Plan
Tomochichi Federal Building and U.S. Courthouse
New U.S. Courthouse Annex

PGA-CTC-SA16
Savannah, GA

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Tomochichi Federal Building and U.S. Courthouse, 125 Bull Street												
U.S. Bankruptcy Judge (courtrooms/chambers)	6	6	759	-	3,675	4,434	-	-	-	-	-	-
U.S. Bankruptcy - Clerk	20	20	5,832	260	392	6,484	-	-	-	-	-	-
U.S. Probation / Pretrial Office	25	25	8,409	-	345	8,754	-	-	-	-	-	-
U.S. District Court (courtrooms & chambers)	8	8	11,569	517	6,934	19,020	8	8	-	-	16,211	16,211
U.S. District Court - Magistrate (courtrooms & chambers)	3	3	1,534	20	1,614	3,168	3	3	-	-	5,916	5,916
U.S. District Court - Clerk	24	24	10,303	441	955	11,699	30	30	11,626	-	1,319	12,945
Grand Jury	-	-	389	-	1,313	1,702	-	-	1,433	-	-	1,433
DOJ - Office of the U.S. Attorney	-	-	637	-	-	637	-	-	1,500	-	-	1,500
DOJ - U.S. Marshals Service	36	36	6,903	2,269	1,232	10,404	36	36	7,253	-	6,508	13,761
Potential Leases for Backfill	-	-	-	-	-	-	105	105	19,606	-	-	19,606
Joint Use	-	-	28	-	2,858	2,886	-	-	815	-	-	815
Vacant	-	-	-	2,999	-	2,999	-	-	-	-	-	-
Subtotal	122	122	46,363	6,506	19,318	72,187	182	182	42,233	-	29,954	72,187
New Stand-Alone Annex												
U.S. Bankruptcy Court (courtrooms & chambers)	-	-	-	-	-	-	6	6	-	-	5,253	5,253
U.S. Bankruptcy Court - Clerk	-	-	-	-	-	-	24	24	7,369	-	1,537	8,906
U.S. Probation Office/Pretrial Office	-	-	-	-	-	-	31	31	6,170	-	1,374	7,544
DOJ - U.S. Marshals Service (CSO)	-	-	-	-	-	-	2	2	250	-	-	250
GSA-Public Buildings Service	-	-	-	-	-	-	1	1	150	-	100	250
Joint Use	-	-	-	-	-	-	-	-	-	-	880	880
Subtotal	-	-	-	-	-	-	64	64	13,939	-	9,144	23,083
Potential Leases for Backfill	105	105	19,606	-	-	19,606	-	-	-	-	-	-
Total	227	227	65,969	6,506	19,318	91,793	246	246	56,172	-	39,098	95,270

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

Special Space	USF
Courtrooms	3,539
Judicial Chambers	1,664
Vault / Secure Storage	1,302
Mail Room	880
Conference / Training	700
ADP	609
Food Service	200
Restrooms	250
Total	9,144

COMMITTEE RESOLUTION
NEW U.S. COURTHOUSE, GREENVILLE,
MISSISSIPPI

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for site acquisition and design and construction of a new courthouse of approximately 62,000 gross square feet, including approximately 17 parking spaces, in Greenville, Mississippi at

an estimated site cost of \$2,500,000, an estimated design cost of \$3,363,000, an estimated construction cost of \$31,164,000, an estimated management and inspection cost of \$3,075,000 for a total estimated project cost of \$40,102,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements

adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than two courtrooms, including one for District Judges and one for Magistrate Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSA

PBS

**PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, MISSISSIPPI**

Prospectus Number: PMS-CTC-GR16
Congressional District: 02

FY 2016 Project Summary

The General Services Administration (GSA) proposes the acquisition of a site, and the design and construction of a new U.S. Courthouse of approximately 62,000 gross square feet, including 17 inside parking spaces, in Greenville, MS. GSA will design and construct the courthouse to meet the 10-year space needs of the court and court-related agencies, and the site will also accommodate the anticipated 30-year needs of the court, which indicate no anticipated growth.

FY 2016 House and Senate Committee Approval Requested

(Site, Design, Construction, Management & Inspection).....\$40,102,000

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Site, Design, Construction, Management & Inspection).....\$40,102,000

Overview of Project

The courts and related agencies currently occupy space in the historic Federal Building – United States Post Office Courthouse (FB-PO-CT) in downtown Greenville. The existing building, built in 1959, is shared by the Judiciary, Department of Justice, Postal Service, and Social Security Administration. The new courthouse will provide two courtrooms and three chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The site for the new courthouse is still to be determined.

Site Information

To Be Acquired 2-4 acres

Building Area¹

Gross square feet (excluding inside parking)..... 55,000 gsf
Gross square feet (including inside parking) 62,000 gsf
Inside parking spaces17

¹ Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, MISSISSIPPI**

Prospectus Number: PMS-CTC-GR16
Congressional District: 02

Estimated Project Budget

Estimated Site	\$2,500,000 ²
Estimated Design	\$3,363,000
Estimated Construction Cost (ECC) (\$503/gsf including inside parking)	\$31,164,000
Estimated Management and Inspection (M&I).....	<u>\$3,075,000</u>
Estimated Total Project Cost (ETPC)*.....	\$40,102,000³

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

Schedule

	Start	End
Design and Construction	FY 2016	FY 2022

Tenant Agencies

District Court, Probation Office, Department of Justice – Marshals Service, trial preparation space for both the Federal Public Defender and Department of Justice – Office of the U.S. Attorney, and GSA.

Justification

The existing FB-PO-CT, constructed in 1959, does not meet the United States Courts Design Guide standards and lacks adequate security. Although building technology and security have evolved significantly since the building's original design and construction, only minimal upgrades have been made to the building. Most of the building's systems are at the end of their useful lives, and need complete replacement to operate efficiently and meet existing life safety and building codes. Security vulnerabilities also exist due to circulation system deficiencies and unsecured parking. The existing courthouse does not

² Potential site funds needed for site acquisition, relocation, unknown sub-surface conditions, environmental, and archaeological risk mitigation.

³ GSA requests approval for a total project cost. As noted in the estimated project budget above, sub-totals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ from what is represented in this prospectus by the various subcomponents.

GSA**PBS**

**PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, MISSISSIPPI**

Prospectus Number: PMS-CTC-GR16
Congressional District: 02

have a sallyport, separate prisoner elevator, or any courtroom holding cells. The new courthouse will provide for separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	1	1	1	1
- Visiting	0	0	0	1
Magistrate	1	1	1	1
Total:	2	2	2	3

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, MISSISSIPPI**

Prospectus Number: PMS-CTC-GR16
Congressional District: 02

Future of Existing Federal Building⁴

The Federal tenancy in Greenville does not support the need for two courthouses; therefore, GSA will explore alternatives associated with the disposal of the existing courthouse, and is working with the Social Security Administration and the Postal Service to define the best solution for meeting their long-term space needs in Greenville.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
114-113*	2016	\$40,102,000	Site, Design, ECC, M&I
Appropriations to Date		\$40,102,000	

*Public Law 114-113 funded \$52,733,000 for new construction and acquisition projects that are joint United States Courthouses and Federal Buildings, including U.S. Post Offices, on the "FY 2015–FY 2019 Five Year Capital Investment Plan" submitted by GSA with the agency's Fiscal Year 2016 Congressional Justification. GSA's Spend Plan describes each project to be undertaken with this funding. Original Spend Plan numbers indicated a higher cost for the project, but further refinement of customer requirements and scope have resulted in an FY 2016 need for Greenville of \$40,102,000.

Prior Committee Approvals

Prior Committee Approvals			
NONE			

⁴ This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses (GAO-14-48).

GSAPBS

**PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, MISSISSIPPI**


Prospectus Number: PMS-CTC-GR16
Congressional District: 02

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

August 2016

**Housing Plan
New U.S. Courthouse**

**PMS-CTC-GR16
Greenville, Mississippi**

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
New U.S. Courthouse, Greenville, MS												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	7	7	3,138	409	5,868	9,415
U.S. District Court - Clerk	-	-	-	-	-	-	8	8	2,486	356	2,075	4,917
U.S. District Court - Magistrate	-	-	-	-	-	-	6	6	1,855	409	4,013	6,277
Grand Jury	-	-	-	-	-	-	-	-	-	40	1,393	1,433
U.S. Probation Office	-	-	-	-	-	-	8	8	2,075	370	617	3,062
DOJ - U.S. Marshals Service	-	-	-	-	-	-	20	20	1,378	455	7,340	9,173
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	-	-	500	-	-	500
Federal Public Defender	-	-	-	-	-	-	2	2	450	-	-	450
GSA Public Buildings Service, Field Office	-	-	-	-	-	-	1	1	250	-	-	250
Joint Use	-	-	-	-	-	-	-	-	-	-	880	880
Subtotal	-	-	-	-	-	-	52	52	12,132	2,039	22,186	36,357
Greenville FB-PO-CT												
U.S. District Court (courtrooms/chambers)	6	6	1,922	-	6,560	8,482	-	-	-	-	-	-
U.S. District Court - Clerk	7	7	2,391	-	1,109	3,500	-	-	-	-	-	-
U.S. District Court - Magistrate	6	6	203	-	6,782	6,985	-	-	-	-	-	-
U.S. Probation Office	6	6	2,156	-	341	2,497	-	-	-	-	-	-
DOJ - U.S. Marshals Service	20	20	1,525	-	209	1,734	-	-	-	-	-	-
DOJ - Office of the U.S. Attorney	-	-	607	-	-	607	-	-	-	-	-	-
HHS - Social Security Administration	23	23	7,926	-	1,843	9,769	23	23	7,926	-	1,843	9,769
U.S. Postal Service	20	20	3,007	15,442	603	19,052	20	20	3,007	15,442	603	19,052
GSA Public Buildings Service, Field Office	1	1	202	-	-	202	-	-	-	-	-	-
Joint Use	-	-	70	-	582	652	-	-	-	-	-	-
Vacant	-	-	5,787	218	97	6,102	-	-	-	-	-	-
Subtotal	89	89	25,796	15,660	18,126	59,582	43	43	10,933	15,442	2,446	28,821
Total	89	89	25,796	15,660	18,126	59,582	95	95	23,065	17,481	24,632	65,178

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

Special Space	USF
Holding Cells	1,580
Sallyport/Elevator	1,195
Physical Fitness	1,300
Restrooms	1,263
Conference Rooms	1,371
Detention/interview	1,164
ADP	2,095
Courtrooms	5,253
Judicial Chambers	1,734
Food Service	248
Judicial Hearing Room	1,280
Mail Room	880
Secured storage	814
Jury Room	2,009
Total	22,186

COMMITTEE RESOLUTION

LEASE—PEACE CORPS, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 173,000 rentable square feet of space, including 5 official parking spaces, for the Peace Corps currently located at 1111 20th Street, NW in Washington, D.C. at a proposed total annual cost of \$8,650,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply

an overall utilization rate of 152 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 152 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
PEACE CORPS
WASHINGTON, DC**

Prospectus Number: PDC-08-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 173,000 rentable square feet (RSF) for the Peace Corps, currently located at 1111 20th Street, NW in Washington, DC.

The lease will provide continued housing for Peace Corps and will slightly improve the office and overall space utilization from 99 to 98 and 156 to 152 per person, respectively.

Description

Occupant:	Peace Corps
Current Rentable Square Feet (RSF)	161,725 (Current RSF/USF = 1.13)
Estimated Maximum RSF ¹ :	173,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	156
Estimated Usable Square Feet/Person:	152
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	05/31/2018
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	5
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$50.00 / RSF

¹ The RSF/USF at the current location is approximately 1.13; however, to maximize competition a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2018 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerers to ensure that lease award is made in the best interest of the Government.

GSA**PBS**

**PROSPECTUS – LEASE
PEACE CORPS
WASHINGTON, DC**

Prospectus Number: PDC-08-WA17

Estimated Total Annual Cost ³ :	\$8,650,000
Current Total Annual Cost:	\$4,947,167 (leases effective 06/1/1998)

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the Peace Corps, GSA may issue a single, multiple award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The Peace Corps' mission is to promote world peace and friendship by fulfilling three goals: helping the people of interested countries in meeting their need for trained men and women; promoting a better understanding of Americans on the part of the peoples served; and facilitating a better understanding of other peoples on the part of Americans.

Justification

Since 1961, the Peace Corps has been strengthening the United States of America by building bridges with nations around the world through community-based development and cross-cultural understanding. Effective support of its volunteers and staff in 141 countries is crucial to advancing the mission and goals of the agency. The current lease at 1111 20th Street, NW expires May 31, 2018. Peace Corps requires continued housing to carry out its mission.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
PEACE CORPS
WASHINGTON, DC**

Prospectus Number: PDC-08-WA17

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on

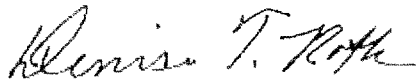
JUN 0 8 2016

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

October 2015

Housing Plan
Peace CorpsPDC-08-WA17
Washington, DC

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1111 20th Street NW Washington DC	920	920	116,597	5,028	21,584	143,209						
Estimated/Proposed Lease							950	950	119,595	4,500	19,905	144,000
Total	920	920	116,597	5,028	21,584	143,209	950	950	119,595	4,500	19,905	144,000

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	99	98

UR = average amount of office space per person

Current UR excludes 25,651 usf of office support space

Proposed UR excludes 26,311 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	156	152

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	143,209	1.13	161,725
Estimated/Proposed	144,000	1.20	173,000

Special Space	USF
Mailroom	2,500
Conference/Auditorium	9,000
Library & RPCV Center	1,200
Training Room	1,200
Data Center	1,800
IT Equipment Storage	580
OCIO Operations Center	950
Medical Records Storage	775
Records Storage	1,900
Total	19,905

NOTES:¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.² Calculation excludes Judiciary, Congress and agencies with less than 10 people³ USF/Person = housing plan total USF divided by total personnel.⁴ R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—ENVIRONMENTAL PROTECTION AGENCY,
PHILADELPHIA, PA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 222,000 rentable square feet of space, including 15 official parking spaces, for the U.S. Environmental Protection Agency currently located at 1650 Arch Street in Philadelphia, Pennsylvania at a proposed total annual cost of \$8,436,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 200 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 200 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
PHILADELPHIA, PA**

Prospectus Number: PPA-01-PH17

Congressional District: 1, 2

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 222,000 rentable square feet (RSF) of space for the U.S. Environmental Protection Agency (EPA), currently located in leased space at 1650 Arch Street, Philadelphia, PA.

The proposed lease will enable EPA to provide continued housing as well as more modern, streamlined, and efficient operations. It will significantly improve space utilization, as the office utilization rate will be improved from 170 to 120 usable square feet (USF) per person, and the overall utilization rate from 278 to 200 USF per person, and reduce EPA's footprint at this location by 86,000 RSF.

Description

Occupant:	Environmental Protection Agency
Current Rentable Square Feet (RSF):	307,847 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	222,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	85,847 (Reduction)
Current Usable Square Feet/Person:	278
Estimated Usable Square Feet/Person:	200
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	05/31/2018
Delineated Area:	The Philadelphia Central Business District bounded by: North – Girard Ave South – Washington Ave to Rail Line crossing the Schuylkill River East – Delaware River to Columbia Ave West – Schuylkill River to Spring Garden Street to 40 th Street to Woodland Ave to University Ave
Number of Official Parking Spaces:	15
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$38.00 / RSF
Estimated Total Annual Cost ² :	\$8,436,000

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the government.

GSA**PBS**

**PROSPECTUS – LEASE
ENVIRONMENTAL PROTECTION AGENCY
PHILADELPHIA, PA**

Prospectus Number: PPA-01-PH17

Congressional District: 1, 2

Current Total Annual Cost:

\$6,820,937 (Lease effective 06/01/1998)

Background

The Environmental Protection Agency (EPA) is currently located in an approximately 308,000 RSF leased location at 1650 Arch Street, Philadelphia, PA. This primarily office space serves as a Regional office for the EPA. The lease expires May 31, 2018, and a long-term housing solution is needed for the agency. This prospectus request seeks authority to procure a long-term leasing solution for this requirement.

Acquisition Strategy

GSA is planning to satisfy this requirement through a single award solicitation. All offers must provide space consistent with the delineated area defined by this prospectus.

Justification

EPA has developed a program of requirements for replacement space to house its Region 3 Regional Headquarters in Philadelphia, PA. The proposed requirements utilize new space standards developed to improve space efficiency and employee productivity and will reduce EPA's footprint by 85,847 RSF. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$11,698,186 per year.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an energy Star performance rating of 75 or higher.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS — LEASE
ENVIRONMENTAL PROTECTION AGENCY
PHILADELPHIA, PA**

Prospectus Number: PPA-01-PH17
Congressional District: 1, 2

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed lease is the best solution to meet a validated Government need.

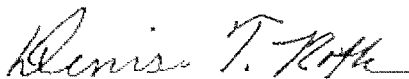
Submitted at Washington, DC, on JUN 06 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

October 2015

**Housing Plan
Environmental Protection Agency**

**PPA-01-PH17
Philadelphia, PA**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1650 Arch Street	913	962	198,411	4,290	64,995	267,696						
Estimated/Proposed Lease							913	962	139,960	4,000	48,870	192,830
Total	913	962	198,411	4,290	64,995	267,696	913	962	139,960	4,000	48,870	192,830

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	170	120

UR=average amount of office space per person

Current UR excludes 43,650 usf of office support space

Proposed UR excludes 30,791 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	278	200

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	267,696	1.15	307,847
Estimated/Proposed	192,830	1.15	222,000

Special Space	USF
Conference/Training	11,420
Computer/Server	2,900
High Density Filing	9,340
Mail Room	2,100
Regional Response Center	3,000
Library	2,500
Security	1,000
Gym	6,220
Pub. Information Center	1,340
Distributed Copy/Recycling	2,200
Break Room/Employee Activities	4,750
Evidence Rooms	1,450
Credit Union	250
Secure Work Rooms	400
Total	48,870

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—PENSION BENEFIT GUARANTY
CORPORATION, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 431,800 rentable square feet of space, including 9 official parking spaces, for the Pension Benefit Guaranty Corporation currently located at 1200 K Street, 1225 I Street, and 1275 K Street, NW in Washington, D.C. at a proposed total annual cost of \$21,590,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 199 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 199 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include

in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA**PBS**

**PROSPECTUS – LEASE
PENSION BENEFIT GUARANTY CORPORATION
WASHINGTON, DC**

Prospectus Number: PDC-10-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 431,800 rentable square feet (RSF) of space for the Pension Benefit Guaranty Corporation (PBGC), currently located in three leases at 1200 K Street, 1225 I Street, and 1275 K Street in Washington, DC.

The lease will provide continued housing for PBGC and will improve PBGC's office and overall utilization rate from 125 to 111 usable square feet (USF) per person, and 216 to 199 USF per person, respectively, while housing current personnel in 35,360 RSF less than the total of its current occupancies.

Description

Occupant:	Pension Benefit Guaranty Corporation
Current Rentable Square Feet (RSF)	467,160 (Current RSF USF = 1.20)
Estimated Maximum RSF:	431,800 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	35,360 (Reduction)
Current Usable Square Feet/Person:	216
Estimated Usable Square Feet/Person:	199
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	12/10/18
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	9
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$50.00 / RSF
Estimated Total Annual Cost ² :	\$21,590,000
Current Total Annual Cost:	\$25,210,054 (Leases effective 12/11/2008, and 10/01/2014)

¹ This estimate is for fiscal year 2018 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
PENSION BENEFIT GUARANTY CORPORATION
WASHINGTON, DC**

Prospectus Number: PDC-10-WA17

Background

The PBGC mission is to protect the retirement incomes of more than 40 million American workers in more than 26,000 private-sector defined benefit pension plans. PBGC was created by the Employee Retirement Income Security Act (ERISA) of 1974 to encourage the continuation and maintenance of private-sector defined benefit pension plans, provide timely and uninterrupted payment of pension benefits, and keep pension insurance premiums at a minimum.

Justification

PBGC maintains three headquarter leases located at 1200 K Street NW, 1275 K Street NW, and 1225 I Street NW, in Washington, DC. These leases are coterminous, expiring December 2018. The PBGC has a continuing need for headquarters office and support space to fulfill its mission. Consolidating the three existing leases will streamline operations and improve PBGC's footprint by 35,360 RSF. Without this reduction, the status-quo cost of continued occupancy would be \$23,358,000.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS — LEASE
PENSION BENEFIT GUARANTY CORPORATION
WASHINGTON, DC**

Prospectus Number: PDC-10-WA17

Certification of Need

The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 9, 2016

Recommended:


Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration

December 2015

**Housing Plan
Pension Benefit Guaranty Corporation**

**PDC-10-WA17
Washington DC**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1200 K St., NW	1,383	1,383	240,286	9,911	69,984	320,181						
1225 I St., NW	47	47	6,838	634	2,600	10,166						
1275 K St., NW	374	374	41,999	1,080	14,865	58,692						
Estimated/Proposed Lease							1,804	1,804	257,721	14,461	87,651	359,833
Total	1,804	1,804	289,123	11,625	87,449	389,039	1,804	1,804	257,721	14,461	87,651	359,833

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	125	111

UR=average amount of office space per person
 Current UR excludes 63,607 usf of office support space
 Proposed UR excludes 56,699 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	216	199

R/U Factor ⁴			
	Total USF	RSF/USF	RSF
Current	389,039	1.20	467,160
Estimated/Proposed	359,833	1.20	431,800

Special Space	USF
Conference and Training	50,186
Security Lobby	2,335
Café	7,824
Library/High Density File Room	3,424
Specialty Rooms	2,012
Mail Room	870
Open Work Areas	512
Copy Room	6,912
Back-up Generator	1,834
IT/Telecom	8,318
OIG Server Room	352
Phone Booth	3,072
Total	87,651

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people

³USF/Person = housing plan total USF divided by total personnel.

⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF DEFENSE, OFFICE OF
THE SECRETARY OF DEFENSE JOINT STAFF,
SUFFOLK, VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 403,737 rentable square feet of space for the Department of Defense, Office of the Secretary of Defense, Joint Staff currently located at 116-116B Lake View Parkway in Suffolk, Virginia at a proposed total annual cost of \$8,882,214 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 264 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 264 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
OFFICE OF THE SECRETARY OF DEFENSE JOINT STAFF
SUFFOLK, VA**

Prospectus Number: PVA-01-SU17

Congressional District: 4

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 403,737 rentable square feet (RSF) for the Department of Defense, Office of the Secretary of Defense, Joint Staff (DOD-JS). DOD-JS is currently housed at 116-116B Lake View Parkway, Suffolk, VA under a lease that expires May 9, 2018.

The proposed lease will enable DOD-JS to provide continued housing for its mission in Suffolk, VA. DOD-JS is uniquely responsible for ensuring the coordination between all branches of the U.S. military and foreign entities. The proposed lease will provide continued housing for the primary training facility for this mission. 116-116B Lake View Parkway is one of five buildings within a secure campus leased for DOD's exclusive use.

Description

Occupant:	DOD Office of the Secretary of Defense Joint Staff
Current Rentable Square Feet (RSF)	403,737 (RSF/USF = 1.08)
Estimated Maximum RSF:	403,737 (RSF/USF = 1.08)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	240
Estimated Usable Square Feet/Person:	264
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	05/09/2018
Delineated Area:	North: James River South: Kings Hwy (Rt.125) to Nansemond Pkwy (Rt. 337) East: City limit of Suffolk West: Nansemond River
Number of Official Parking Spaces:	0
Scoring:	Operating lease
Estimated Proposed Rental Rate ¹ :	\$22.00/ RSF
Estimated Total Annual Cost ² :	\$8,882,214

¹ This estimate is for fiscal year 2018 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government.

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
OFFICE OF THE SECRETARY OF DEFENSE JOINT STAFF
SUFFOLK, VA**

Prospectus Number: PVA-01-SU17

Congressional District: 4

Current Total Annual Cost:	\$6,791,189 (Leases effective 05/10/1993 and 06/15/2004)
----------------------------	---

Background

The original 320,825 RSF building, 116 Lake View, was constructed in 1993 to meet the space requirements of the Department of the Navy, and it was used as a warehouse and torpedo testing facility. In 2004, the United States Joint Forces Command (USJFCOM) was the sole tenant when it expanded the facility by 82,912 RSF with the construction of 116B Lake View, which is connected to 116 Lake View as one structure. Upon the disestablishment of USJFCOM in August 2011, DOD-JS became the sole occupant and has a continuing need for housing to carry out its mission.

GSA will consider whether DOD-JS's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for DOD-JS to accomplish its mission.

Justification

The Joint Staff is currently housed at 116 & 116B Lake View Parkway. GSA executed the original lease in 1993 and a five-year renewal option effective on May 9, 2013. There are no remaining lease renewal or purchase options. A purchase option will be solicited in the proposed lease procurement. The existing building functions as a training center and DOD-JS has a continuing need for space to carry out its mission.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an energy Star performance rating of 75 or higher.

²New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS — LEASE
DEPARTMENT OF DEFENSE
OFFICE OF THE SECRETARY OF DEFENSE JOINT STAFF
SUFFOLK, VA**

Prospectus Number: PVA-01-SU17
Congressional District: 4

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on

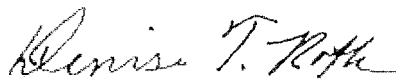
SEP 06 2016

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

October 2015

**Housing Plan
Department of Defense**

**PVA-01-SU17
Suffolk, VA**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage ⁵	Special	Total	Office	Total	Office	Storage ⁵	Special	Total
116 Lake View Parkway (Incl. 114)	1,045	1,236	136,530	725	160,665	297,920						-
116B Lake View Parkway	306	325	46,793	135	29,301	76,229						-
Estimated/Proposed Lease							1,238	1,415	178,228	2,730	193,191	374,149
Total	1,351	1,561	183,322	860	189,967	374,149	1,238	1,415	178,228	2,730	193,191	374,149

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	106	112

UR=average amount of office space per person

Current UR excludes 40,331 usf of office support space

Proposed UR excludes 39,210 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	240	264

R/U Factor ⁴			
	Total USF	RSF/USF	RSF
Current	374,149	1.08	403,737
Estimated/Proposed	374,149	1.08	403,737

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building²Office UR = office total * .78 divided by total office personnel³Overall UR = housing plan total USF divided by total personnel⁴R/U Factor = Max RSF divided by total USF⁵Storage excludes warehouse, which is part of Special

Special Space	USF
Security	1,365
SCIF	15,989
Lactation Room	155
Restroom	1,545
Physical Fitness	3,150
Locker/Shower Room/Barber	1,475
Food Service	10,245
IT / Telecom	17,970
Mechanical	625
Laboratory	26,286
Test Bay	30,585
Conference/Training	31,365
TV Studio	1,165
Library	1,175
Warehouse	28,645
Circulation/Lobby	21,451
Total	193,191

AMENDED COMMITTEE RESOLUTION
LEASE—EXECUTIVE OFFICE OF IMMIGRATION REVIEW AND IMMIGRATION AND CUSTOMS ENFORCEMENT, SAN FRANCISCO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 91,100 rentable square feet of space, including 25 official parking spaces, for the Department of Justice, Executive Office of Immigration Review and the Department of Homeland Security, Immigration and Customs Enforcement, Office for Principle Legal Advisors currently located at 100 Montgomery Street in San Francisco, California at a proposed total annual cost of \$6,832,500 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution. This resolution amends the prior authorization of prospectus PCA-01-SF16 on March 2, 2016.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 556 square feet or less per person for the Executive Office of Immigration Review and 210 square feet or less per person for the Office of Principle Legal Advisors, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 556 square feet or higher per person for the Executive Office

of Immigration Review or 210 square feet or higher per person for the Office of Principle Legal Advisors.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA**PBS**

**AMENDED PROSPECTUS – LEASE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW AND
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA**

Prospectus Number: PCA-01-SF17
Congressional District: 12

Executive Summary

The General Services Administration (GSA) proposes to amend prospectus PCA-01-SF16 which proposed a lease of up to 85,000 rentable square feet for the Department of Justice, Executive Office of Immigration Review and Department of Homeland Security, Immigration and Customs Enforcement, Office for Principle Legal Advisors (OPLA), for a term of 10 years at a maximum cost of \$76.00 per rentable square foot. The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on January 20, 2016 and March 2, 2016. This amended prospectus seeks authority to continue leasing 6,800 rentable square feet, previously removed from the OPLA housing requirement in PCA-01-SF16, in order to house an increase in attorneys and staff.

Description

Occupant:	Executive Office of Immigration Review and Immigration and Customs Enforcement
Current Rentable Square Feet (RSF)	91,100 (Current RSF/USF = 1.18)
Previously Awarded Lease RSF:	84,300 (RSF/USF = 1.18)
Estimated Maximum RSF:	91,100 (Proposed RSF/USF = 1.18)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	556/239
Estimated Usable Square Feet/Person:	556/210
Proposed Maximum Lease Term:	10 Years
Expiration Dates of Current Leases:	10/12/2016
Delineated Area:	100 Montgomery Street, San Francisco, CA
Number of Official Parking Spaces:	25
Scoring:	Operating lease
Estimated Proposed Rental Rate ¹ :	\$75.00 / RSF
Estimated Total Annual Cost ² :	\$6,832,500

¹ This estimate is for fiscal year 2017 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA**PBS**

**AMENDED PROSPECTUS – LEASE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW AND
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA**

Prospectus Number: PCA-01-SF17
Congressional District: 12

Current Total Annual Cost: \$3,220,858 (leases effective
10/13/2006 and 08/18/2008)

Justification

EOIR and OPLA are currently co-located at 100 Montgomery Street in San Francisco, CA under a lease that expires on October 12, 2016. In conjunction with approximately 9,000 RSF in a nearby Federal building, this location acts as one of the 59 EOIR Courts around the country. The judges and staff administer and interpret Federal immigration law and regulations through immigration court proceedings, appellate reviews, and administrative hearings.

On March 16, 2016, GSA awarded a 10 year lease for approximately 84,300 rentable square feet which will become effective immediately following the existing lease expirations on October 12, 2016. The original prospectus proposed to decrease OPLA's requirement by approximately 6,800 rentable square feet. OPLA is in the process of hiring 37 additional personnel not anticipated in the original prospectus to support the growing docket in the San Francisco EOIR Court and these personnel are anticipated to be onboard by July 2016. The existing space, removed from the previous prospectus is needed to meet this requirement. This prospectus decreases the requested approved rental rate per rentable square foot from \$76.00 to \$75.00, increases the estimated maximum rentable square feet from 85,000 to 91,100, and improves OPLA's overall utilization rate from 239 usable square feet (USF) per person to 210 USF per person.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSAPBS

**AMENDED PROSPECTUS – LEASE
EXECUTIVE OFFICE OF IMMIGRATION REVIEW AND
IMMIGRATION AND CUSTOMS ENFORCEMENT
SAN FRANCISCO, CA**

Prospectus Number: PCA-01-SF17
Congressional District: 12

Interim Leasing


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 16, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

April 2016

Housing Plan
Executive Office of Immigration Review (EOIR) and
Office of Principle Legal Advisors (OPLA)

PCA-01SF17
San Francisco, CA

Locations	EFFECTIVE OCTOBER 13, 2016						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
100 Montgomery Street, SF (EOIR)	98	98	12,805		41,653	54,458						
100 Montgomery Street, SF (OPLA)	71	71	5,023		11,954	16,977						
Estimated/Proposed Lease EOIR							98	98	12,805		41,653	54,458
Estimated/Proposed Lease OPLA							108	108	10,726		11,954	22,680
Total	169	169	17,828	-	53,607	71,435	206	206	23,531	-	53,607	77,138

Office Utilization Rates (UR) ²		
	Current	Proposed
EOIR	102	102
OPLA	55	77

UR=average amount of office space per person

Current URs excludes 5,258 usf of office support space

Proposed URs excludes 6,513 usf of office support space

Overall UR ³		
	Current	Proposed
EOIR	556	556
OPLA	239	210

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel.⁴R/U Factor = Max RSF divided by total USF

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	71,435	1.18	84,300
Estimated/Proposed	77,138	1.18	91,100

Agency	Special Space	USF
OPLA	Secure Files/Bulk Storage	2,578
OPLA	Break Room	480
OPLA	Secure Waiting Area	240
OPLA	Telecom Suite	1,639
OPLA	Conference/Training Rooms	2,030
OPLA	Office Support Centers	666
OPLA	Administration File Room	3,601
OPLA	Law Library	720
EOIR	Courtroom	22,440
EOIR	Judges Secure corridor	1,560
EOIR	Reception/Waiting Area	2,128
EOIR	Interpreter Waiting Room	195
EOIR	ProBono Rooms	312
EOIR	ADP	156
EOIR	Conference/Training Room	710
EOIR	Printer/Copy/Mail Room	748
EOIR	File Room	11,913
EOIR	File Archive Room	390
EOIR	Supply Rooms	420
EOIR	Break Rooms	390
EOIR	Staff Rest Rooms	291
	Total	53,607

COMMITTEE RESOLUTION

LEASE—NATIONAL ARCHIVES AND RECORDS ADMINISTRATION, JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON COUNTY, KANSAS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 806,794 rentable square feet of space, including 142 official parking spaces, for the National Archives and Records Administration, Federal Records Center currently located at 200 NW Space Center in Lee's Summit, Missouri at a proposed total annual cost of \$5,647,558 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 129 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 129 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 806,794 rentable square feet (RSF) for the National Archives and Records Administration – Federal Records Center (NARA-FRC), currently located at 200 NW Space Center, Lee's Summit, MO.

The lease will provide continued housing for NARA-FRC, will maintain its current office utilization rate of 129 usable square feet (USF) per person, and allow for continued temporary and permanent record storage capabilities for Federal agencies.

Description

Occupant:	National Archives and Records Administration
Current Rentable Square Feet (RSF)	806,794 (Current RSF/USF = 1.00)
Estimated Maximum RSF:	806,794 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	129
Estimated Usable Square Feet/Person:	129
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	8/14/2017
Delineated Area:	Jackson and Clay Counties, Missouri, and Johnson County, Kansas
Number of Official Parking Spaces:	142
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$7.00 / RSF

¹This estimate is for fiscal year 2017 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSAPBS

**PROSPECTUS – LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Estimated Total Annual Cost ² :	\$5,647,558
Current Total Annual Cost:	\$3,211,969 (Lease effective 8/15/1997)

Acquisition Strategy

The NARA-FRC is currently located in subterranean space. In order to maximize competition, GSA will consider aboveground and subterranean space for this procurement and will relocate the agency if economically advantageous to the Federal Government.

Justification

NARA-FRC is one of 18 Federal Records Centers across the nation used by Federal agencies for records-related services. The FRCs work together to provide temporary and permanent record storage services. The facility storage services are full at this location and any new incoming client boxes are accommodated by moving existing records to other Federal Records Centers or by the disposal of eligible records. The current location provides storage conditions that meet permanent or archival requirements, which accounts for 57 percent of permanent record storage.

NARA-FRC requires space to accommodate the movement, processing, and retrieving of large quantities of client record boxes into its computer systems, along with the ability to store client records in an environment that meets regulations for Federal Records Storage (36 CFR 1234). The movement of client record boxes is accommodated using eight-foot carts, which require ample circulation space for maneuvering. Although Federal agencies are attempting to convert to electronic storage, the demand for paper record storage still remains and since 2000 has grown by 2.38 percent per year.

²New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

**PROSPECTUS – LEASE
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION
JACKSON AND CLAY COUNTIES, MISSOURI, AND JOHNSON
COUNTY, KANSAS**

Prospectus Number: PMO-01-LS17
Congressional District: MO 05, 06, KS 03

Certification of Need

The proposed project is the best solution to meet a validated Government need.

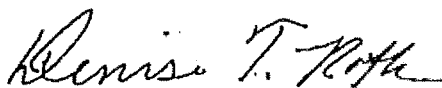
Submitted at Washington, DC, on August 9, 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

October 2015

**Housing Plan
National Archives And Records Administration**

**PMO-01-LS17
Jackson and Clay Counties, MO
and Johnson County, KS**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
200 NW Space Center	58	65	9,586	2,600	794,608	806,794						
Estimated/Proposed Lease							58	65	9,586	2,600	794,608	806,794
Total	58	65	9,586	2,600	794,608	806,794	58	65	9,586	2,600	794,608	806,794

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	129	129

UR=average amount of office space per person
 Current UR excludes 2,109 usf of office support space
 Proposed UR excludes 2,109 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	N/A	N/A

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	806,794	1.00	806,794
Estimated/Proposed	806,794	1.00	806,794

Special Space	USF
Warehouse	787,705
Automatic Data Processing	512
Conference/Training	1,252
Food Service	2,109
Janitorial Closet	186
Laboratory	301
Restrooms	1,315
Mail Receiving	702
Workroom	209
File & Copy	317
Total	794,608

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people. Circulation requirement of 40% for movement/processing of client storage above the normal 22%, moved extra circulation to storage.

³USF/Person = housing plan total USF divided by total personnel.

⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—SMALL BUSINESS ADMINISTRATION,
FORT WORTH, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 163,000 rentable square feet of space, including 3 official parking spaces, for the Small Business Administration, Office of Disaster Assistance currently located at 14951 and 14925 Kingsport Drive in Dallas, Texas at a proposed total annual cost of \$4,727,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 292 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 292 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
SMALL BUSINESS ADMINISTRATION
FORT WORTH, TX**

Prospectus Number: PTX-01-FW17
Congressional District: 6, 12, 24, 26, 30, 33

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 163,000 rentable square feet (RSF) of space for the Small Business Administration (SBA), Office of Disaster Assistance (ODA), currently located in leased space at 14951 and 14925 Kingsport Drive in Dallas, TX.

The proposed lease will provide continued housing and allow SBA to rapidly respond to disasters. Space utilization will vary, depending on staffing levels during an emergency response. The office utilization will range from 164 to 47 usable square feet (USF) per person, and the overall utilization rate will range from 292 to 83 USF per person, resulting in SBA being housed in approximately 17,000 RSF less space than it has at the current locations. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$5,220,000 per year.

Description

Occupant:	Small Business Administration
Current Rentable Square Feet (RSF)	180,000 (RSF/USF = 1.01)
Estimated Maximum RSF:	163,000 (RSF/USF = 1.15)
Expansion/Reduction RSF:	17,000 (Reduction)
Current Usable Square Feet/Person:	392
Estimated Usable Square Feet/Person:	292
Proposed Maximum Lease Term:	15 Years
Expiration Dates of Current Leases:	9/03/2017 and 7/23/2018
Delineated Area:	North: Southlake Blvd to Highway 114 to Highway 635 South: Highway 303 East: Interstate 25 to Highway 12 West: Loop 820 to Davis Boulevard
Number of Official Parking Spaces:	3
Scoring:	Operating lease
Estimated Proposed Rental Rate ¹ :	\$29.00/ RSF
Estimated Total Annual Cost ² :	\$4,727,000

¹ This estimate is for fiscal year 2018 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government.

GSA**PBS**

**PROSPECTUS – LEASE
SMALL BUSINESS ADMINISTRATION
FORT WORTH, TX**

Prospectus Number: PTX-01-FW17
Congressional District: 6, 12, 24, 26, 30, 33

Current Total Annual Cost:	\$4,264,000 (Leases effective 7/24/2003 and 09/04/2007)
----------------------------	--

Justification

SBA ODA has been housed under three leases at 14951 and 14925 Kingsport Drive in Fort Worth, TX since July 2003 and September 2007, respectively and has an ongoing need to house its Disaster Assistance Processing and Disbursement Center (PDC).

Working with other SBA and Department of Homeland Security - Federal Emergency Management Agency offices, the PDC is one of six disaster assistance offices nationwide. Each disaster assistance office serves a unique function and the PDC is responsible for processing all disaster loan applications, including application entry, scanning, and processing. The PDC is also responsible for all loan approvals, loan document generation, loan closing, and disbursement of loan proceeds. The PDC requires adequate space for periods of "surge" when as many as 1700 employees offer assistance in support of disaster recovery efforts.

The other SBA disaster assistance offices include the Disaster Assistance Customer Service Center, Disaster Assistance Field Operations Centers East and West, Office of Disaster Personnel, Administrative Services Center, Disaster Credit Management System Operations Center, and the Damage Verification Center.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

²New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE
SMALL BUSINESS ADMINISTRATION
FORT WORTH, TX**

Prospectus Number: PTX-01-FW17
Congressional District: 6, 12, 24, 26, 30, 33

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need


The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 8/17/2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

October 2015

**Housing Plan
Small Business Administration**

**PTX-01-FW17
Fort Worth, TX**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
14925 Kingsport Drive, Ft. Worth, TX			54,822		24,300	79,122						
14951 Kingsport Drive, Ft. Worth, TX			98,640			98,640						
Estimated/Proposed Lease							485	485	101,854	6,000	33,600	141,454
Total	454	454	153,462		24,300	177,762	485	485	101,854	6,000	33,600	141,454

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	264	164

UR=average amount of office space per person

Current UR excludes 33,762 usf of office support space

Proposed UR excludes 24,982 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	392	292

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	177,762	1.01	180,000
Estimated/Proposed	141,454	1.15	163,000

Special Space	USF
Conference and Training	16,000
Warehouse	10,000
Food Service	6,000
ADP	1,600
Total	33,600

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.²Calculation excludes Judiciary, Congress and agencies with less than 10 people³USF/Person = housing plan total USF divided by total personnel. The overall utilization will range from 292 to 83 USF/person during an employee surge of up to 1707 for disaster response.⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—EQUAL EMPLOYMENT OPPORTUNITY
COMMISSION, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 170,000 rentable square feet of space, including 10 official parking spaces, for the Equal Employment Opportunity Commission currently located at 131 M Street NE in Washington, D.C. at a proposed total annual cost of \$8,500,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 215 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 215 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
EQUAL EMPLOYMENT OPPORTUNITY COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-09-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 170,000 rentable square feet (RSF) for the Equal Employment Opportunity Commission (EEOC), currently located at 131 M Street NE in Washington, DC.

The lease will provide continued housing for EEOC, and will improve EEOC office and overall utilization rates from 146 to 130 usable square feet (USF) per person and 240 to 215 USF per person, respectively.

Description

Occupant:	Equal Employment Opportunity Commission
Current Rentable Square Feet (RSF)	160,995 (Current RSF/USF = 1.15)
Estimated Maximum RSF ¹ :	170,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	240
Estimated Usable Square Feet/Person:	215
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	10/08/2018
Delineated Area:	Washington, DC Central Employment Area
Number of Official Parking Spaces:	10
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$50.00/RSF
Estimated Total Annual Cost ³ :	\$8,500,000
Current Total Annual Cost:	\$6,825,841 (leases effective 10/9/2008)

¹ The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2018 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
EQUAL EMPLOYMENT OPPORTUNITY COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-09-WA17

Background

The EEOC is a bipartisan commission comprised of five presidentially appointed members, including the Chair, Vice Chair, and three Commissioners. The EEOC is responsible for enforcing Federal laws that make it illegal to discriminate against a job applicant or an employee because of the person's race, color, religion, sex (including pregnancy), national origin, age (40 or older), disability, or genetic information. It is also illegal to discriminate against a person because the person complained about discrimination, filed a charge of discrimination, or participated in an employment discrimination investigation or lawsuit. The EEOC has the authority to investigate charges of discrimination against employers that are covered by the law. Additionally, the EEOC provides leadership and guidance to Federal agencies on all aspects of the Federal Government's equal employment opportunity program.

Justification

The current lease at 131 M Street NE expires on October 8, 2018. The EEOC is projecting a staffing increase of new hires to address Federal and private sector case backlog. The EEOC requires continued housing for the personnel currently working in this location, as well as those additional personnel anticipated to be hired.

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space to the EEOC, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA

PBS

**PROSPECTUS – LEASE
EQUAL EMPLOYMENT OPPORTUNITY COMMISSION
WASHINGTON, DC**

Prospectus Number: PDC-09-WA17

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

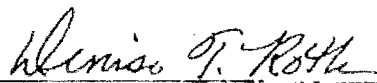
Submitted at Washington, DC, on August 17, 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

May 2016

**Housing Plan
Equal Employment Opportunity Commission**

**PDC-09-WA17
Washington, DC**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Supplies/Storage	Special	Total	Office	Total	Office	Supplies/Storage	Special	Total
131 M Street, NE, Washington, DC	581	581	108,815	2,045	28,640	139,500						
Estimated/Proposed Lease							659	659	109,970	1,875	29,608	141,453
Total	581	581	108,815	2,045	28,640	139,500	659	659	109,970	1,875	29,608	141,453

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	146	130

UR = average amount of office space per person

Current UR excludes 23,939 usf of office support space

Proposed UR excludes 24,193 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	240	215

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	139,500	1.15	160,995
Estimated/Proposed	141,453	1.20	170,000

Special Space	USF
Health Unit	651
X-Ray	200
Conference	21,476
File/ Records	3,805
LAN	1,660
Mail	712
Library	1,104
Total	29,608

NOTES:¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.² Calculation excludes Judiciary, Congress and agencies with less than 10 people³ USF/Person = housing plan total USF divided by total personnel.⁴ R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE, DEPARTMENT OF HOMELAND SECURITY,
FEDERAL EMERGENCY MANAGEMENT AGENCY,
WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 116,675 rentable square feet of space, including 6 official parking spaces, for a portion of the Department of Homeland Security, Federal Emergency Management Agency headquarters functions currently located at 400 C Street SW and 800 K Street NW in Washington, D.C., and 1800 South Bell Street in Arlington, Virginia at a proposed total annual cost of \$5,483,725 for a lease term of up to 3 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 108 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 108 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 116,675 rentable square feet (RSF) for a portion of the Department of Homeland Security (DHS) Federal Emergency Management Agency (FEMA) headquarters functions currently located in four leases at 400 C Street SW and 800 K Street NW in Washington, DC, and 1800 South Bell Street in Arlington, VA. GSA proposes to consolidate the FEMA components, currently dispersed across three locations, under one lease and improve overall and office utilization rates from 219 to 108 usable square feet (USF) per person and from 156 to 69 USF per person, respectively. The lease will provide continued housing for FEMA prior to its planned move to the St. Elizabeths campus in accordance with the Enhanced Plan for the DHS headquarters consolidation.

Description

Occupant:	Federal Emergency Management Agency
Lease Type	Extension
Current Rentable Square Feet (RSF)	233,198 (Current RSF/USF = 1.19)
Estimated Maximum RSF:	116,675 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	116,523 (Reduction)
Current Usable Square Feet/Person:	219
Estimated Usable Square Feet/Person:	108
Proposed Maximum Leasing Authority:	up to 3 years
Expiration Dates of Current Leases:	11/30/2016, 01/02/2018, 09/30/2019, 10/01/2020
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces ¹ :	6
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$47.00/RSF
Estimated Total Annual Cost ³ :	\$5,483,725
Current Total Annual Cost:	\$9,550,150

¹ FEMA security requirements necessitate control of the parking at a leased location. This control is accomplished as a separate operating agreement with the lessor.

² This estimate is for fiscal year 2018 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA17

Background

FEMA's mission is to support Americans and first responders to ensure that as a Nation we work together to build, sustain, and improve our capability to prepare for, protect against, respond to, recover from, and mitigate all hazards. The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 100-707, signed into law November 23, 1988, amended the Disaster Relief Act of 1974, Public Law 93-288. It created the system in place today by which a Presidential Disaster Declaration of an emergency triggers financial and physical assistance through FEMA. The Act gives FEMA the responsibility for coordinating government-wide relief efforts.

Justification

The lease at 400 C Street expires prior to FEMA's planned move to St. Elizabeths campus under the Enhanced Plan. GSA currently pays approximately \$5.5 million in annual rent for the leases that are proposed to be housed in this extension, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. As the leases at 800 K Street, NW, expire in 2016 and 2019, personnel will relocate to 400 C Street, SW. The personnel in the lease at 1800 South Bell Street will backfill the lease at 400 C Street, SW, by the end of the 2016. The balance of the leased space, not necessary under the extension, will be returned to the lessor.

The President's Fiscal Year (FY) 2017 budget proposed the funding necessary to complete the design and construction of a new facility to house FEMA at the St. Elizabeth's campus. As presented in the FY 2017 capital program prospectus in support of the DHS consolidation at the St. Elizabeths campus, GSA anticipates that construction completion of the new FEMA facility will occur in FY 2019.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-01-WA17

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

September 2015

Housing Plan
Department of Homeland Security
Federal Emergency Management Agency

PDC-01-WA17
Washington, DC

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
400 C Street, SW, Washington, DC	65	65	17,353	-	1,714	19,067						
800 K Street, NW, Washington, DC	317	317	85,622	-	8,473	94,095						
1800 South Bell Street, Arlington, VA	515	515	75,938	-	7,518	83,456						
Estimated/Proposed Lease							897	897	79,523	-	17,705	97,228
Total	897	897	178,913	-	17,705	196,618	897	897	79,523	-	17,705	97,228

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	156	69

UR = average amount of office space per person

Current UR excludes 39,361 usf of office support space

Proposed UR excludes 17,495 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	219	108

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	196,618	1.19	233,198
Estimated/Proposed	97,228	1.20	116,675

NOTES:¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.² Calculation excludes Judiciary, Congress and agencies with less than 10 people³ USF/Person = housing plan total USF divided by total personnel. 1.20 RSF/USF is GSA standard for new leases to expand competitive market.⁴ R/U Factor = Max RSF divided by total USF

Special Space	USF
Conference Center	5,424
Conference / Training	5,468
Pantry / Break	3,598
Locker Room / Showers	636
Lactation Room	130
Accountable Property Storage	987
Print / Copy / Mail Room	1,006
Inter. Dist. Frame	456
Total	17,705

COMMITTEE RESOLUTION

LEASE, DEPARTMENT OF HOMELAND SECURITY,
FEDERAL EMERGENCY MANAGEMENT AGENCY,
WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 303,546 rentable square feet of space, including 17 official parking spaces, for the Department of Homeland Security, Federal Emergency Management Agency headquarters currently located in Federal Center Plaza I at 500 C Street SW in Washington, D.C. at a proposed total annual cost of \$14,266,662 for a lease term of up to 1 year, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 134 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 134 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-02-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 303,546 rentable square feet (RSF) for the Department of Homeland Security (DHS) Federal Emergency Management Agency (FEMA) headquarters currently located in Federal Center Plaza I at 500 C Street SW in Washington, DC. The lease will provide housing for the agency prior to its planned move to the St. Elizabeths campus in accordance with the Enhanced Plan for the DHS headquarters consolidation.

Description

Occupant:	Federal Emergency Management Agency
Lease Type	Extension
Current Rentable Square Feet (RSF)	303,546 (Current RSF/USF = 1.10)
Estimated Maximum RSF:	303,546 (Proposed RSF/USF = 1.10)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	134
Estimated Usable Square Feet/Person:	134
Proposed Maximum Leasing Authority:	Up to 1 year from date of expiration
Expiration Dates of Current Leases:	08/16/2019
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces ¹ :	17
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$47.00/RSF
Estimated Total Annual Cost ³ :	\$14,266,662
Current Total Annual Cost:	\$11,894,682

¹ FEMA security requirements necessitate control of the parking at a leased location. This control is accomplished as a separate operating agreement with the lessor.

² This estimate is for fiscal year 2019 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-02-WA17

Background

FEMA's mission is to support Americans and first responders to ensure that as a Nation we work together to build, sustain, and improve our capability to prepare for, protect against, respond to, recover from, and mitigate all hazards. The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 100-707, signed into law November 23, 1988, amended the Disaster Relief Act of 1974, Public Law 93-288. It created the system in place today by which a Presidential Disaster Declaration of an emergency triggers financial and physical assistance through FEMA. The Act gives FEMA the responsibility for coordinating government-wide relief efforts.

Justification

The lease at Federal Center Plaza I at 500 C Street SW in Washington, DC, expires prior to FEMA's planned move to St. Elizabeths campus under the Enhanced Plan. GSA currently pays approximately \$11.9 million in annual rent for the leases that are proposed to be housed in this extension, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. FEMA will realize a smaller footprint and an improved utilization rate once the agency moves to St. Elizabeths.

The President's Fiscal Year (FY) 2017 budget proposed the funding necessary to complete the design and construction of a new facility to house FEMA at the St. Elizabeths campus. As presented in the FY 2017 capital program prospectus in support of the DHS consolidation at St. Elizabeths, GSA anticipates that construction completion of the new FEMA facility will occur in FY 2019.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-02-WA17

Interim Leasing

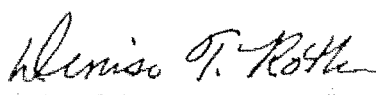
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: 

Commissioner, Public Buildings ServiceApproved: 

Administrator, General Services Administration

September 2015

Housing Plan
Department of Homeland Security
Federal Emergency Management Agency

PDC-02-WA17
 Washington, DC

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
500 C Street, SW, Washington, DC	2,047	2,047	196,290	1,248	77,689	275,227						
Estimated/Proposed Lease							2,047	2,047	196,290	1,248	77,689	275,227
Total	2,047	2,047	196,290	1,248	77,689	275,227	2,047	2,047	196,290	1,248	77,689	275,227

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	75	75

UR = average amount of office space per person
 Current UR excludes 43,184 usf of office support space
 Proposed UR excludes 43,184 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	134	134

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	275,227	1.10	303,546
Estimated/Proposed	275,227	1.10	303,546

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

² Calculation excludes Judiciary, Congress and agencies with less than 10 people

³ USF/Person = housing plan total USF divided by total personnel. 1.20 RSF/USF is GSA standard for new leases to expand competitive market.

⁴ R/U Factor = Max RSF divided by total USF

Special Space	USF
Conference / Training	18,440
Pantry / Break	5,291
Health Unit	857
SCIF	15,732
Command Center (NRCC)	10,626
Lactation Rooms	255
Private Toilet	141
Accountable Property Storage	3,167
Print / Graphic / Copy / Mail	5,734
TV Studio	670
Press Room	1,697
Lab	4,026
AV Room	155
Inter. Dist. Frame	4,831
Security Command Center	2,107
Security Lab	1,096
Ant / Gen / UPS / Quick Con	1,534
Mechanical Rooms	1,330
Total	77,689

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY,
IMMIGRATION AND CUSTOMS ENFORCEMENT,
WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the US. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 104,934 rentable square feet of space, including 6 official parking spaces, for the Department of Homeland Security, Immigration and Customs Enforcement currently located at 801 Eye Street, NW in Washington, D.C. at a proposed total annual cost of \$4,722,000 for a lease term of up to 3 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 174 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 174 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not. delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-03-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 104,934 rentable square feet for the Department of Homeland Security (DHS) Immigration and Customs Enforcement (ICE), currently located at 801 Eye Street NW, Washington, DC. ICE has occupied space in the building since January 15, 2009, under a lease that expires December 31, 2018.

The lease will enable ICE to provide continued housing for current personnel and meet its current mission requirements. Improvement to ICE's utilization rate will be achieved upon the agency's move to the St. Elizabeths campus under the Enhanced Plan for the Consolidated DHS Headquarters.

Description

Occupant:	Immigration and Customs Enforcement
Lease Type	Extension
Current Rentable Square Feet (RSF)	104,934 (Current RSF/USF = 1.09)
Estimated Maximum RSF:	104,934 (Proposed RSF/USF = 1.09)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	174
Estimated Usable Square Feet/Person:	174
Proposed Maximum Leasing Authority:	Up to 3 years from date of expiration
Expiration Dates of Current Leases:	12/31/2018
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	6
Scoring:	Operating Lease
Estimated Rental Rate ¹ :	\$45.00/RSF
Estimated Total Annual Cost ² :	\$4,722,000
Current Total Annual Cost:	\$5,106,000 (1/15/2009)

¹ This estimate is for fiscal year 2018 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government.

² Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-03-WA17

Justification

The current lease at 801 Eye Street NW, Washington, DC, expires December 31, 2018, and will expire prior to ICE's move to the St. Elizabeths campus under the Enhanced Plan. GSA pays approximately \$5.1 million in annual rent, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. ICE will attain a reduced footprint upon the move to the St. Elizabeths campus. Retrofit of ICE space to achieve a reduction in square footage is not cost beneficial under this short-term extension

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**


Prospectus Number: PDC-03-WA17

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

September 2015

Housing Plan
Department of Homeland Security
Immigration and Customs Enforcement

PDC-03-WA17
 Washington, DC

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
801 Eye St NW - Techworld II	556	556	93,960	-	2,597	96,557						
Estimated/Proposed Lease							556	556	93,960	-	2,597	96,557
Total	556	556	93,960	-	2,597	96,557	556	556	93,960	-	2,597	96,557

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	132	132

UR=average amount of office space per person
 Current UR excludes 20,671 usf of office support space
 Proposed UR excludes 20,671 usf of office support space

Special Space	USF
Conference Room (Town Hall)	1,844
Secure Data Network (HSDN)	753
Total	2,597

Overall UR ³		
	Current	Proposed
Rate	174	174

R/U Factor ⁴	Total USF	RSF/USF	Max RSF
Current	96,557	1.09	104,934
Estimated/Proposed	96,557	1.09	104,934

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people

³USF/Person = housing plan total USF divided by total personnel.

⁴R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY,
IMMIGRATION AND CUSTOMS ENFORCEMENT,
WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 502,997 rentable square feet of space for the Department of Homeland Security, Immigration and Customs Enforcement currently located at 500 12th Street SW in Washington, D.C. at a proposed total annual cost of \$22,635,000 for a lease term of up to 4 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 238 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 238 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-04-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 502,997 rentable square feet for the Department of Homeland Security (DHS) Immigration and Customs Enforcement (ICE), currently located at 500 12th Street SW, Washington, DC. ICE has occupied space in the building since January 17, 2008, under two leases that expire January 16, 2018.

The lease will enable ICE to provide continued housing for the current personnel and meet its current mission requirements. Improvement to ICE's utilization rate will be achieved upon the agency's move to the St. Elizabeths campus under the Enhanced Plan for DHS headquarters consolidation.

Description

Occupant:	Immigration and Customs Enforcement
Lease Type	Extension
Current Rentable Square Feet (RSF)	502,997 (Current RSF/USF = 1.10)
Estimated Maximum RSF:	502,997 (Proposed RSF/USF = 1.10)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	238
Estimated Usable Square Feet/Person:	238
Proposed Maximum Leasing Authority:	Up to 4 years from current expiration
Expiration Dates of Current Leases:	01/16/2018
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces ¹ :	0
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$45.00/RSF
Estimated Total Annual Cost ³ :	\$22,635,000

¹ DHS security requirements may necessitate control of parking at the leased location. This control may be accomplished as a lessor furnished service, an operating agreement with the lessor, or as part of the Government's leasehold interest in the building(s). Any parking included in the Government's leasehold interest may result in a total proposed annual cost in excess of the amounts indicated above.

² This estimate is for fiscal year 2018 and may be escalated by 2.1 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for negotiating this lease to ensure that lease award is made in the best interest of the Government.

³ Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-04-WA17

Current Total Annual Cost:	\$20,578,200 (1/17/2008)
----------------------------	--------------------------

Justification

The current leases at 500 12th Street SW, Washington, DC, expire January 16, 2018, and prior to ICE's move to the St. Elizabeths campus under the Enhanced Plan for the DHS headquarters consolidation. GSA currently pays approximately \$20.6 million in annual rent for the leases that are proposed to be housed in this extension, a cost to the Government and taxpayer that will no longer be incurred once the Enhanced Plan is fully executed. Therefore, authorization is needed to extend the lease for a short term to align with the move to St. Elizabeths. ICE will attain a reduced footprint upon the move to St. Elizabeths. Retrofit of the existing ICE space to achieve a reduction in square footage is not cost beneficial under this short-term extension.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
IMMIGRATION AND CUSTOMS ENFORCEMENT
WASHINGTON, DC**

Prospectus Number: PDC-04-WA17

Certification of Need

The proposed project is the best solution to meet a validated Government need.

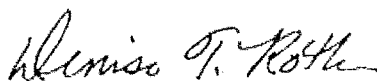
Submitted at Washington, DC, on August 19, 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

October 2015

Housing Plan
Department of Homeland Security
Immigration and Customs Enforcement

PDC-04-WA17
 Washington, DC

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
500 12th St SW - Potomac Center North	1,923	1,923	342,649	16,861	99,089	458,599						
Estimated/Proposed Lease							1,923	1,923	342,649	16,861	99,089	458,599
Total	1,923	1,923	342,649	16,861	99,089	458,599	1,923	1,923	342,649	16,861	99,089	458,599

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	139	139

UR=average amount of office space per person
 Current UR excludes 75,383 usf of office support space
 Proposed UR excludes 75,383 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	238	238

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	458,599	1.10	502,997
Estimated/Proposed	458,599	1.10	502,997

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

² Calculation excludes Judiciary, Congress and agencies with less than 10 people

³ USF/Person = housing plan total USF divided by total personnel.

⁴ R/U Factor = Max RSF divided by total USF

Special Space	USF
IT Infrastructure/Local Servers	8,513
Receiving and Storage	8,871
Food Service	9,312
Media and Training Center	9,677
Fitness Room/Lockers/Shower	4,380
Copy/Printing Services	1,200
Mail Services	1,563
Security	5,797
Credit Union	697
Nurse's Clinic	2,309
Access to multiple special spaces	2,420
Vault	875
Secure Cold Storage	325
Interview Rooms	1,483
SCIF incl. Operations Center	8,800
HSDN (Open)	30,990
Tactical Equipment Storage	77
Secure File Rooms	1,800
Total	99,089

COMMITTEE RESOLUTION

LEASE—AGENCY FOR INTERNATIONAL
DEVELOPMENT, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 355,000 rentable square feet of space, including 15 official parking spaces, for the Agency for International Development currently located at 400 C Street SW in Washington, D.C., 2100 Crystal Drive and 2733 Crystal Drive in Arlington, Virginia at a proposed total annual cost of \$17,750,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 153 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 153 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**

Prospectus Number: PDC-12-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 355,000 rentable square feet (RSF) for the Agency for International Development (USAID). The lease will consolidate staff who are currently located at 400 C Street SW, Washington, DC; 2100 Crystal Drive, Arlington, VA; and 2733 Crystal Drive, Arlington, VA.

The lease will provide continued housing for USAID, and improve USAID office and overall utilization rates from 85 to 77 usable square feet (USF) per person and 158 to 153 USF per person, respectively.

Description

Occupant:	Agency for International Development
Current Rentable Square Feet:	355,617 (Current RSF/USF = 1.13)
Estimated Maximum RSF ¹ :	355,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	617 (Reduction)
Current Usable Square Feet/Person:	158
Proposed Usable Square Feet/Person:	153
Proposed Maximum Leasing Authority:	20 years
Expiration Dates of Current Lease(s):	01/02/2018, 03/22/2017, 11/07/2020
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	15
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$50.00 / RSF
Estimated Total Annual Cost ³ :	\$17,750,000
Current Total Annual Cost:	\$14,597,288 (leases effective 01/03/2013, 03/23/2007, 11/08/2010)

¹ The RSF/USF at the current locations is approximately 1.13; however, to maximize competition, a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2017 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**

Prospectus Number: PDC-12-WA17

Justification

On December 21, 2010, GSA submitted to Congress prospectus PDC-12-WA11 for the Department of State and USAID located at 400 C Street, SW, Washington, DC. Resolutions of approval were adopted by the Senate Committee on Environment and Public Works, and the House Committee on Transportation and Infrastructure on July 13, 2011, and March 9, 2012, respectively. USAID is now consolidating staff at three locations, including the staff at 400 C Street, SW. The existing leases expire on January 2, 2018, March 22, 2017, and November 7, 2020. USAID requires continued housing for 1,930 personnel currently working in these locations to carry out its mission.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**


Prospectus Number: PDC-12-WA17

Certification of Need

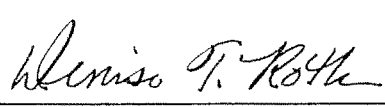
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

May 2016

Housing Plan
Agency for International Development

PDC-12-WA17
Washington, DC

Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
400 C St SW, Washington, DC	802	802	124,547	8,555	37,990	171,092						
2100 Crystal Drive, Arlington, VA	661	661	51,048	3,729	19,807	74,584						
2733 Crystal Drive, Arlington, VA	536	536	41,272	3,531	25,825	70,628						
Estimated/Proposed Lease							1,930	1,930	191,057	14,146	89,914	295,117
Total	1,999	1,999	216,867	15,815	83,622	316,304	1,930	1,930	191,057	14,146	89,914	295,117

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	85	77

UR = average amount of office space per person
 Current UR excludes 47,711 usf of office support space
 Proposed UR excludes 42,033 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	158	153

R/U Factor ⁴	Total USF	RSF/USF	Max. RSF
Current	316,304	1.13	355,617
Estimated/Proposed	295,117	1.20	355,000

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

² Calculation excludes Judiciary, Congress, and agencies with less than 10 people

³ USF/Person = housing plan total USF divided by total personnel.

⁴ R/U Factor = Max RSF divided by total USF

Special Space	USF
Quiet Room	1,091
Conference/Collaborative	68,128
Copy Center	1,364
Food Service	1,636
LAN	7,677
File Room	2,727
Business Centers	2,928
Mail Room	727
Loading Dock	3,636
Total	89,914

There was no objection.

COMMUNICATION FROM THE CLERK OF THE HOUSE

The SPEAKER pro tempore laid before the House the following communication from the Clerk of the House of Representatives:

OFFICE OF THE CLERK,
HOUSE OF REPRESENTATIVES,
Washington, DC, September 15, 2016.

Hon. PAUL D. RYAN,
The Speaker, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: Pursuant to the permission granted in Clause 2(h) of Rule II of the Rules of the U.S. House of Representatives, the Clerk received the following message from the Secretary of the Senate on September 15, 2016 at 2:21 p.m.:

Appointment:
Public Safety Officer Medal of Valor Review Board.

With best wishes, I am,

Sincerely,

KAREN L. HAAS.

COMMUNICATION FROM THE CLERK OF THE HOUSE

The SPEAKER pro tempore laid before the House the following communication from the Clerk of the House of Representatives:

OFFICE OF THE CLERK,
HOUSE OF REPRESENTATIVES,
Washington, DC, September 19, 2016.

Hon. PAUL D. RYAN,
The Speaker, House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: Pursuant to the permission granted in Clause 2(h) of Rule II of the Rules of the U.S. House of Representatives, the Clerk received the following message from the Secretary of the Senate on September 19, 2016 at 10:06 a.m.:

That the Senate passed with an amendment H.R. 2494.

That the Senate passed S. 2754.

That the Senate passed S. 2848.

With best wishes, I am,

Sincerely,

KAREN L. HAAS.

BILL PRESENTED TO THE PRESIDENT

Karen L. Haas, Clerk of the House, reported that on September 14, 2016, she presented to the President of the United States, for his approval, the following bill:

H.R. 3969. To designate the Department of Veterans Affairs community-based outpatient clinic in Laughlin, Nevada, as the "Master Chief Petty Officer Jesse Dean VA Clinic"

ADJOURNMENT

The SPEAKER pro tempore. Without objection, the House stands adjourned until noon tomorrow for morning-hour debate.

There was no objection.

Thereupon (at 2 o'clock and 5 minutes p.m.), under its previous order, the House adjourned until tomorrow, Tuesday, September 20, 2016, at noon for morning-hour debate.

EXECUTIVE COMMUNICATIONS, ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

6881. A letter from the Director, Defense Procurement and Acquisition Policy, Department of Defense, transmitting the Department's final rule — Defense Federal Acquisition Regulation Supplement: Rights in Technical Data (DFARS Case 2016-D008) [Docket: DARS-2016-0010] (RIN: 0750-A191) received September 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Armed Services.

6882. A letter from the Director, Defense Procurement and Acquisition Policy, Department of Defense, transmitting the Department's final rule — Defense Federal Acquisition Regulation Supplement: Prohibition on Use of any Cost-Plus System of Contracting for Military Construction and Military Family Housing Projects (DFARS Case 2015-D040) [Docket: DARS-2016-0006] (RIN: 0750-A187) received September 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Armed Services.

6883. A letter from the Alternate OSD FRLO, Office of the Secretary, Department of Defense, transmitting the Department's interim final rule — Sexual Assault Prevention and Response (SAPR) Program Procedures [DOD-2008-OS-0100; 0790-AI36] received September 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Armed Services.

6884. A letter from the Program Analyst, Office of Managing Director, Federal Communications Commission, transmitting the Commission's final rule — Assessment and Collection of Regulatory Fees for Fiscal Year 2016 [MD Docket No.: 16-166] received September 12, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

6885. A letter from the Director, Office of Congressional Affairs, Nuclear Regulatory Commission, transmitting the Commission's final NUREG — Final revision to Chapter 7 "Instrumentation and Controls", of NUREG-0800, "Standard Review Plan (SRP) for the Review of Safety Analysis Reports for Nuclear Power Plants: LWR Edition," received September 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

6886. A letter from the Director, Office of Congressional Affairs, U.S. Nuclear Regulatory Commission, transmitting the Commission's final NUREG — Section 5.4.2.1 Steam Generator Materials and Design [NUREG-0800] received September 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

6887. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting a determination that Colombia meets the statutory requirements relating to interdiction of aircraft reasonably suspected to be engaged in illicit drug trafficking, pursuant to 22 U.S.C. 2291-4(a)(2); Public Law 103-337, Sec. 1012(a)(2); (108 Stat. 2837); to the Committee on Foreign Affairs.

6888. A letter from the Secretary, Department of the Treasury, transmitting a semi-annual report detailing telecommunications-related payments made to Cuba pursuant to Department of the Treasury licenses during the period from January 1 through June 30, 2016, pursuant to 22 U.S.C. 6004(e)(6); Public

Law 102-484, Sec. 1705(e)(6) (as amended by Public Law 104-114, Sec. 102)(g); (110 Stat. 794); to the Committee on Foreign Affairs.

6889. A communication from the President of the United States, transmitting a notification that the national emergency declared with respect to persons who commit, threaten to commit, or support terrorism, declared in Executive Order 13224 of September 23, 2001, is to continue in effect beyond September 23, 2016, pursuant to 50 U.S.C. 1622(d); Public Law 94-412, Sec. 202(d); (90 Stat. 1257) (H. Doc. No. 114—165); to the Committee on Foreign Affairs and ordered to be printed.

6890. A letter from the Director, Defense Security Cooperation Agency, Department of Defense, transmitting a proposed Letter of Offer and Acceptance to the Kingdom of Saudi Arabia, Transmittal No. 16-32, pursuant to Sec. 36(b)(1) of the Arms Export Control Act; to the Committee on Foreign Affairs.

6891. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting Transmittal No. DDTC 16-034, pursuant to the reporting requirements of Section 36(c) of the Arms Export Control Act; to the Committee on Foreign Affairs.

6892. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting Transmittal No. DDTC 16-054, pursuant to the reporting requirements of Section 36(c) of the Arms Export Control Act; to the Committee on Foreign Affairs.

6893. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting Transmittal No. DDTC 16-010, pursuant to the reporting requirements of Section 36(c) of the Arms Export Control Act; to the Committee on Foreign Affairs.

6894. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting Transmittal No. DDTC 16-008, pursuant to the reporting requirements of Section 36(c) of the Arms Export Control Act; to the Committee on Foreign Affairs.

6895. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting Transmittal No. DDTC 16-026, pursuant to the reporting requirements of Section 36(c) and 36(d) of the Arms Export Control Act; to the Committee on Foreign Affairs.

6896. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting Transmittal No. DDTC 16-061, pursuant to the reporting requirements of Section 36(c) and 36(d) of the Arms Export Control Act; to the Committee on Foreign Affairs.

6897. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting a report on politically motivated "boycotts of, divestment from, and sanctions against Israel", pursuant to Sec. 909(d) of the Trade Facilitation and Trade Enforcement Act of 2015; to the Committee on Foreign Affairs.

6898. A letter from the Director, Regulations Policy and Management Staff, FDA, Department of Health and Human Services, transmitting the Department's final rule — Maximum Civil Money Penalty Amounts; Technical Amendment [Docket No.: FDA-2016-N-1745] received September 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on the Judiciary.

6899. A letter from the Secretary, Federal Trade Commission, transmitting the Commission's final rule — Premerger Notification; Reporting and Waiting Period Requirements received September 15, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on the Judiciary.

6900. A letter from the Attorney-Advisor, U.S. Coast Guard, Department of Homeland